

Southill

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Site Assessment Framework for HOUSING¹

Site details		
Reference Number	ALP340	
Site Name	Land south of Southill Road	
Site Address	Southill Road, Broom	
Settlement	Southill	
Size	Submitted Developable Area: 0.6ha Submitted Whole Site Area: 0.6ha Measured GIS Area: 1.14ha	
Proposed Use	residential	
Any other information	See NLP358	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

CT A C			
	SE 1A ASSESSMENT	ll or conf	list with notional policy designations
	stage of the assessment rules out sites that are too sma		lict with hational policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 14
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 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 of surface water flooding
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site 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 more ² . 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 outside of the settlement envelope of Broom and is separated from the settlement by fields and a main road. It is not well related to Broom and as such it is considered it would not form a logical extension to the village as it is detached from 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	

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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)

Site Assessment Framework for HOUSING³

Site details		
Reference Number	ALP422	
Site Name	Land at north of Bancroft Avenue	
Site Address	Land at north of Bancroft Avenue, Broom	
Settlement	Southill	
Size	Submitted Developable Area: 2.2ha Submitted Whole Site Area: 2.2ha Measured GIS Area: 2.22ha	
Proposed Use	residential	
Any other information	See NLP516	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	GE 1A ASSESSMENT		
This s	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
	sional Site Capacity		· · · · · · · · · · · · · · · · · · ·
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 35 Number of proposed dwellings as per CBC methodology:
			40
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	_
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 of surface water flooding
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within the AONB
Does	the site continue to next stage?		Yes

³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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This s insuffi towns provid	E 1B ASSESSMENT stage of the assessment rules out sites that are not well icient size to be self contained. It also rules out sites whi or villages. For the purposes of this assessment, a sel le 1,500 homes or more ⁴ . ionship to Settlement	ich would	cause coalescence of existing
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 adjoins the settlement envelope in the west and would extend the settlement envelope westwards. There are examples of this type of development in Broom. It is considered that the site could form an extension to Broom. Some form of strategic landscaping may be necessary.
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

STA	GE 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵ .			
Criti	cal Infrastructure			
8	Can the site meet the critical infrastructure	G	No obvious critical infrastructure	
	requirements that will enable delivery ⁶ ?		requirement	
Does	s the site continue to next stage?		Yes	

Availability 9 What is the existing use of the site? G Would the existing use limit the development G	
potential?10Is the land controlled by a developer or land ownerG	Greenfield site Land controlled by land owner

⁴ 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)

⁵ 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.

⁶ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt 13 Is the site located within the Green Belt? No Site not within the green belt. 14 If answer to question 13 is yes, then does the site lie No N/A within one of the parcels which have been identified in the Control Rodfordehire and Luton (

15a	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. 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?	No	N/A
	 Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 		
15b	Sites which have support from the local community 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. ⁷	No	Site is not supported by a Neighbourhood Plan
Does	the site continue to next stage?		Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

STAC	GE 2 ASSESSMENT		
This :	stage further assesses the site's suitability using detailed	d desktop	assessment. A red rating for any
quest	tion does not mean that the site will be automatically exc	cluded at	this stage as the ratings across
	e 2A will be looked at as a whole using planning balance).	
Previ	iously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
Com	munity		·
17	Neighbourhood Planning (only applicable in	No	No neighbourhood plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community
	Has any community consultation taken place?		consultation
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on the sustainability
	Would this proposal impact on the sustainability of		of settlement through loss
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
•	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	G	Homes 2006: 503
	years, what has been the level of housing growth in		
	the parish?		Homes 2016: 510
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		T I I I (000/
	This is calculated by working out the total number of		There has been a 1.39%
	completions over the last ten years as a percentage		increase in new homes.
	of the dwellings in April 2006 (as calculated using		
04	census and completions data).	0	
21	What level of housing growth would there be if all the	G	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 4 dwellings; a
	be completed?		0.96% increase.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
Dhve	data). sical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints
ĹĹ	features that affect the site's developability?	9	No physical constraints.
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	tionship to Settlement	I	
23	Would development of the site be complementary to	A	The site could be
20	the existing settlement pattern, and would it have an		
	adverse impact on any historic, unique or distinctive		complementary to the existing
			settlement pattern of Broom as

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	characteristics of the settlement's built or natural form?		there are similar examples of this form of development in Broom.
Agrie	cultural Land Quality		
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	Grade 1

	E 2 ASSESSMENT		
This st			
	age further assesses the site's suitability using comme		
	lestion does not mean that the site will be automatically		d at this stage as the ratings across
Stage	2B will be looked at as a whole using planning balance		
Trans	port and Access to Services		
	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	А	The nearest Primary or Lower
	 Yes, in the settlement (G) 		school is in Langford
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Not in the settlement or an adjoining		
	settlement (R)		~
25b	Does the settlement have a Middle school (if	N/A	
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	А	Does not have a secondary or
	school?		upper school, nearest being in
	• Yes, in the settlement (G)		Biggleswade.
	• Yes, proposed as part of the development (G)		Diggieswade.
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25d	Does the settlement have a GPs surgery or medical	R	Does not have a GP's surgery
	centre?		
	• Yes, in the settlement (G)		or medical centre, the nearest
	 Yes, proposed as part of the development (G) 		being in Langford or
			Biggleswade.
	 No, but an adjoining settlement does (A) Not in the settlement or an adjoining 		
	 Not in the settlement or an adjoining settlement (B) 		
26	settlement (R)	D	Deep not hove a town control or
26	What retail provision does the settlement offer?	R	Does not have a town centre or
	Town Centre/ Supermarket (G)		a supermarket nor a
	Convenience Store / Post Office / Newsagent		convenience store.
	(A)		
	None (R)		

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27 28	 Distance to bus stops with a frequent service (at least hourly at peak times): Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Site is over 800m away from the nearest bus stop The nearest train station is over 1200m away
29	Is the site accessible from the existing road network?	A	Proposed new vehicular and pedestrian access onto High Street between 51/53 and 63 High Street, Broom – appears feasible but unproven
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school spaces are tight, may be able to accommodate some expansion – financial contributions required
31	If not, has a commitment been made to address this?	A	Further liaison with Education required
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
	age and Flooding (All sites subject to Sequential Te	1	
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	Level 2 assessment unlikely to be required
Envi			
	onmental Health		
Envir 34		A	Awaiting comments

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	Would any adjoining uses have the potential to		which may need buffer.
	cause conflict with the proposed use? (for example;		which may need buildr.
	noise and smell)		
Envi	ronmental Constraints	1	1
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/ G	Awaiting Comments
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken – no adverse heritage comments but access close to Grade II LB – mitigation required to protect the setting
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	Grade 1 land, little ecological value – opportunities for enhancement
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R/A/ G	Awaiting Comments
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Mineral Safeguarding Area
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	s the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The development would need to protect the setting of a nearby grade II listed building. The site is also within Grade 1 agricultural land with little ecological value but this presents an opportunity to improve this. No significant issues with the site.

STAGE 3 : ACHIEVABILITY

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

Viabil	Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?	G	The Council's Residential Development Viability Report (Feb 2017) indicates that	117

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	 High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
	evability	
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.
		This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the

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		Authority.
45	 When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	Indicative 35 units from form (30 units NLP516) The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does	the site pass this stage?	Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING⁸

Site details	
Reference Number	NLP086
Site Name	Land To The North of Southill Road, Broom
Site Address	Southill Road, Broom
Settlement	Broom
Size	Submitted Developable Area:2.8ha Submitted Whole Site Area: 3.11ha Measured GIS Area:3.11
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.

OTAC			
	SE 1A ASSESSMENT	lloroopf	list with notional policy designations
	stage of the assessment rules out sites that are too sma	II OF CONI	lict with halional policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 10-85 Number of proposed dwellings as per CBC methodology: 50
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential 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 of surface water flooding
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within the AONB
Does	the site continue to next stage?		Yes

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⁸ 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

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 more⁹.

Relat	Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	A portion of the site could be considered as an extension to Broom.	
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 needs¹⁰.Critical InfrastructureAFurther information to be
provided.8Can the site meet the critical infrastructure
requirements that will enable delivery¹¹?AFurther information to be
provided.

Yes

Does the site continue to next stage?

STAGE 1D ASSESSMENT

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

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

⁹ 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)

¹⁰ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

¹¹ 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

STAG	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					
	nstances. Any site in the Green Belt that is determined				
	sment would still have to demonstrate Exceptional Circu				
Plan.					
Green	ibelt				
13	Is the site located within the Green Belt?	No	Site not in green belt		
14	If answer to question 13 is yes, then does the site lie	No	N/A		
	within one of the parcels which have been identified				
	in the Central Bedfordshire and Luton Green Belt				
	Study as making only a relatively weak, weak, or no				
	contribution? If yes, site progresses through to Stage				
	2.				
15a	Does the site have all of the following merits that	No	N/A		
	may outweigh the harm to the Green Belt and which				
	may contribute to identification of exceptional				
	circumstances?				
	Adjoining settlement has at least 3 of the				
	following key local services - convenience				
	shop, lower school, middle school, upper				
	school, village hall, GP surgery, post office,				
	library (use settlement audit)				
	Site makes a strong contribution to housing				
	need (100 plus homes) within the Luton HMA				
	 Site is in or directly adjacent to a settlement 				
	that has a mainline rail station or direct				
	assess (junction) to the strategic road				
	network (A road or motorway)				
	Sites in Green Belt other than those covered by 14				
	and 15b that cannot meet these criteria, will not				
	progress any further in this assessment of				
	suitability.*				
15b	Sites which have support from the local community	No	Site is not supported by a		
	as demonstrated through an allocation in an adopted		Neighbourhood Plan		
	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. ¹²				
Does	the site continue to next stage?		Yes		
2000					

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. Previously Developed Land 16 Is the site Previously Developed Land in accordance with the NPPF definition? R Greenfield

Page.

¹² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 76% - 100% (G)		
	 26 - 75% (A) 		
	 25% - 0% (Greenfield) (R) 		
Com	munity		
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.
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 known 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 the sustainability of the settlement.
Cum	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G)	G	Homes 2006: 503 Homes 2016: 510 There has been a 1.39%
	 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). 		increase in new homes.
21	 What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). 	G	There is outstanding planning permission for 4 dwellings; a 0.96% increase.
	ical Constraints	r	
00	Are there any physical constraints or permanent	G	No physical constraints
22	features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.		
	For example pylons, gas works, sewage treatment		
Relat 23	For example pylons, gas works, sewage treatment works, topography or wind turbines.	R	There is no distinct settlement pattern in Broom but the site would extend the settlement southwards not in a logical extension. It would also result in under developed parcels of land between the extension and village.

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24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	Grade 3 The most recent data from Natural England does not sub- classify Grades 3a and 3b. Therefore site must be rated Amber
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STAC	GE 2 ASSESSMENT				
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for		
	question does not mean that the site will be automatically excluded at this stage as the ratings across				
	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?	Α	Adjoining settlement		
	Yes, in the settlement (G)		, ,		
	• Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Adjoining settlement		
	applicable)?		, ,		
	 Yes, in the settlement (G) 				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Other catchment school available (A) 				
25c	Does the settlement have a Secondary/ Upper	A	Adjoining settlement		
	school?				
	 Yes, in the settlement (G) 				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Other catchment school available (A) 				
25d	Does the settlement have a GPs surgery or medical	A	Adjoining settlement		
	centre?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)	_			
26	What retail provision does the settlement offer?	R	None		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A)				
07	None (R)		011 1 000		
27	Distance to bus stops with a frequent service (at	R	Site is over 800m away from the		
	least hourly at peak times):		nearest bus stop		
	 Less than 400m (G) 				

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	(100 000 (1))		
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)	_	0 1000
28	Distance to nearest train station:	R	Over 1200m
	 Less than 800m (G) 		
	 800m-1200m (A) 		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Gypsy Lane and Southill Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	А	Some capacity for expansion at
			lower school – middle and upper
			school places would be required
31	If not, has a commitment been made to address		
31		A	Dependent on size of
	this?		development, school places
			may be able to be provided
			through expansion of existing
			lower school and contributions
			towards planned middle and
			upper expansions in the area.
Wato	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	
32	Is there the capacity to provide all required	A	Water utilities companies have a
52	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to	Ġ	Site is at limited risk of flooding, no
	site allocations, in regards to flood risk?		further assessment required
	No assessment required (G)		
	 Consider Further Assessment (A) 		
	 Further Assessment Required (R) 		
Envir	onmental Health	l	
34	Contamination	R/A/G	Awaiting comments
54	Are there any contamination constraints on site and	10700	/ waiting comments
	•		
25	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting comments
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		

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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	attractive farmland with tree and hedgerow enclosure forming gateway to village.
37 Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	H – R A - A	Archaeology - Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage - Impact on setting of LBs (including Broom Hall)
38 Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Grade 1 land, retain and buffer existing habitats and field boundaries.
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	Well wooded edges to site would need to be retained, enhanced and buffered
Minerals and Waste		
40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Immediately adjacent to strategic mineral 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 site would extend the settlement westwards resulting in under developed parcels between the settlement envelope and the new development. The proposal would also have an adverse impact on intrinsic landscape and natural beauty of the area, affecting the gateway to the village as well as impacting on the setting of Broom Hall to the south east of the site and would provide more than substantial harm to the setting of this. The site is also located immediately adjacent to Broom quarry to the east.

Site Assessment Framework for HOUSING¹³

Site details	
Reference Number	NLP357
Site Name	Land South of Broom
Site Address	Land South of Broom, Bedfordshire
Settlement	Southill
Size	Submitted Developable Area:21ha Submitted Whole Site Area: 21ha Measured GIS Area:21ha
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.

OT A					
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 375 Number of proposed dwellings as per CBC methodology: 378		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential 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 of surface water flooding		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within the AONB		
Does	the site continue to next stage?	I	Yes		
	<u> </u>				

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

\mathbf{v}	te but are of an				
	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	s a site which will				
provide 1,500 homes or more ¹⁴ .					
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 extends south east and w Development is the northern side The majority of the beyond the currer village (to the east and it remains settlement) south of the road land. It is consider site would therefor a logical extension and is disproport and does not reflicharacter of the viscous constraints.	vest of Broom. traditionally on e of the road. he site extends ent extent of the ast and west) eparated from ment to the d by parcels of ered that this fore not result in on to Broom tionately large flect the				
 Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. 					
Does the site continue to next stage? No					

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¹⁴ 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 <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf</u>)

Site Assessment Framework for HOUSING¹⁵

Site details		
Reference Number	NLP358	
Site Name	Land south of Southill Road	
Site Address	Southill Road, Broom	
Settlement	Southill	
Size	Submitted Developable Area: 0.6ha Submitted Whole Site Area: 0.6ha Measured GIS Area: 1.14ha	
Proposed Use	residential	
Any other information	See ALP340	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE) This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

CT A C				
	STAGE 1A ASSESSMENT			
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 14	
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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 of surface water flooding	
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not in AONB	
Does	the site continue to next stage?		Yes	

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

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ¹⁶ . Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- 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 outside of the settlement envelope of Broom and is separated from the settlement by fields and a main road. It is not well related to Broom and as such it is considered it would not form a logical extension to the village as it is detached from 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

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

Site Assessment Framework for HOUSING¹⁷

Site details	
Reference Number	NLP359
Site Name	Land at Broom Farm
Site Address	Land at Broom Farm, Broom
Settlement	Southill
Size	Submitted Developable Area: 1.2ha Submitted Whole Site Area: 1.2ha Measured GIS Area: 1.17ha
Proposed Use	residential
Any other information	See also NLP357 (over 5 ha) which covers part of this site and others

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAC	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity		ict with hational policy designations.		
1	Is the site likely to accommodate less than 10	Yes	Number of proposed dwellings		
•	dwellings?	res	Number of proposed dwellings		
	Work out the number of new homes from site size		as per proforma:		
	using density of 30dph and exclude up to 40 %		30		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant				
	areas of undevelopable land. Site Size Gross to net ratio standards				
			Number of proposed dwellings		
	• Up to 0.4 hectare 100%		as per CBC methodology:		
	0.4 to 2 hectares 80%		as per obo methodology.		
	2 hectares or above 60%		20		
	Note: for this calculation use the submitted		28		
	Developable Area, or the area measured in GIS if				
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface	No	Site not at risk of surface water		
	water flooding?		flooding		
Natio	nally significant designations (All sites which reach S	Stage 2 b	0		
4	Is more than 50% of the site covered by nationally	No	No nationally significant		
	significant designations? These are: Sites of Special		designations on site.		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Site not within the AONB		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?	ı	Yes		

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¹⁷ 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			
insuffi	cient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing	
	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will	
provid	le 1,500 homes or more ¹⁸ .			
Relati	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is located to the south of the settlement envelope and adjoins the village. It would extend the settlement beyond the envelope in the south. However there are examples of this type of development in the village already.	
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 s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁹ .			
Critical Infrastructure				
8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁰ ?	G	Critical infrastructure can be provided	
Does	Does the site continue to next stage? Yes			

STAGE 1D ASSESSMENT

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

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

¹⁸ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locallyled garden villages towns and cities.pdf)

¹⁹ 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. ²⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure

requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <u>may</u> be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.

Greer	Greenbelt				
13	Is the site located within the Green Belt?	No	Site not within 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	N/A		
15a 15b	 Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* Sites which have support from the local community as demonstrated through an allocation in an adopted 	No	N/A Site is not supported by a Neighbourhood Plan		
	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. ²¹				
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

Page **∠**

²¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	e 2A will be looked at as a whole using planning balance iously Developed Land		
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G)	R	100% Greenfield and is therefore not PDL
	 26 - 75% (A) 25% - 0% (Greenfield) (R) 		
Com	munity		I
17	Neighbourhood Planning (only applicable in	No	No neighbourhood plan
	designated areas)		
	Is the site identified as a housing allocation in an		
18	emerging Neighbourhood Plan?	Nia	
10	Community Consultation	No	No known community
	Has any community consultation taken place?		consultation
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on sustainability of
	Would this proposal impact on the sustainability of		the settlement through loss of
	the settlement through the loss of services and		facilities
	facilities (for example, employment, retail, public		
_	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	G	Homes 2006: 503
	years, what has been the level of housing growth in the parish?		Homes 2016: 510
	 Less than 5% growth (G) 		There has been a 1.39%
	• 5% to 20% growth (A)		increase in new homes.
	More than 20% growth (R)		increase in new nomes.
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	There is outstanding planning
	outstanding permissions (as of April 2016) were to	U	permission for 4 dwellings; a
	be completed?		
	Less than 5% growth (G)		0.96% increase.
	 5% to 20% growth (A) 		
	More than 20% growth (R) This is calculated by working out the total number of		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
_	works, topography or wind turbines.		
	tionship to Settlement	1	
23	Would development of the site be complementary to	A	There is no distinct settlement
	the existing settlement pattern, and would it have an		pattern in Broom but the site
	adverse impact on any historic, unique or distinctive		would extend the settlement
	characteristics of the settlement's built or natural		southwards. There are some
	form?		examples in the village where
			this type of development has
		1	

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			occurred.		
Agric	Agricultural Land Quality				
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	Site is approximately 70% Grade 2, 30% Grade 1		

STAC	GE 2 ASSESSMENT			
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for	
	y question does not mean that the site will be automatically excluded at this stage as the ratings across			
	e 2B will be looked at as a whole using planning balance			
	sport and Access to Services	· ·		
25	Facilities and services			
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the	
	Council's Settlement Hierarchy Audit.		5	
	,			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	А	The nearest Primary or Lower	
	Yes, in the settlement (G)		school is in Langford	
	• Yes, proposed as part of the development (G)		5	
	No, but an adjoining settlement does (A)			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	N/A		
	applicable)?			
	 Yes, in the settlement (G) 			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25c	Does the settlement have a Secondary/ Upper	А	Does not have a secondary or	
	school?		upper school, nearest being in	
	 Yes, in the settlement (G) 		Biggleswade.	
	• Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)			
	Other catchment school available (A)			
25d	Does the settlement have a GPs surgery or medical	R	Does not have a GP's surgery	
	centre?		or medical centre, the nearest	
	• Yes, in the settlement (G)		being in Langford or	
	• Yes, proposed as part of the development (G)		Biggleswade.	
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
20	settlement (R)			
26	What retail provision does the settlement offer?	R	Does not have a town centre or	
	Town Centre/ Supermarket (G) Convenience Store / Dept Office / Neurogent		a supermarket nor a	
	 Convenience Store / Post Office / Newsagent 		convenience store.	
	(A) None (B)			
27	None (R) Distance to hus stone with a frequent convice (at	D	Site is over 900m away from the	
27	Distance to bus stops with a frequent service (at	R	Site is over 800m away from the	
	least hourly at peak times):Less than 400m (G)		nearest bus stop	

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28	 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) 	R	Site is over 1,200m away from the nearest train station
29	Over 1200m (R) Is the site accessible from the existing road network?	A	Access appears feasible but unproven
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school spaces are tight, may be able to accommodate some expansion
31	If not, has a commitment been made to address this?	A	financial contributions required
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	No level 2 assessment required
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Usual surrounding/agricultural type uses. Dog training facility adjacent has not generated any EH complaints 2009 -2014
	onmental Constraints		
36	Landscape character	G	No comments received -

 ${}^{\rm Page}31$

	What would the impacts of development be on the		Podevalopment of existing early
	landscape character or setting of the area or any		Redevelopment of existing agric buildings
	designated landscapes? Would there be any direct		buildings
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any	А	Likely archaeology capable of
	heritage assets and their setting?		mitigation. Heritage issues re
	Are there any opportunities for enhancement of		conservation value of barns –
	these assets?		needs further assessment.
38	Ecological Assets	А	Barns may have ecological
	What would the impacts of development be on any		potential. Needs further
	biological, geological or ecological assets and are		evaluation
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G	Opportunities to enhance ROW
	Are there any potential conflicts with open space,		to the eastern side of site.
	leisure designations or Rights of Way? Is there		
	capacity to provide the required levels of open space		
	and green infrastructure?		
	erals and Waste	T	
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		None relevant – dog training
	planning applications and submissions to previous		facility adjacent land 14/02232
	Allocations Plans)		granted P
Does	s the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site does not present any major issues, there is likelihood of an archaeological presence on the site, mitigation will be necessary. Further evaluation would be necessary in order to highlight any further ecological potential and provide opportunities to enhance existing ROW on the site.

STAGE 3 : ACHIEVABILITY

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

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



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

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

SUMMARY

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

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

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

Site Assessment Framework for HOUSING²²

Site details		
Reference Number	NLP516	
Site Name	Land at north of Bancroft Avenue	
Site Address	Land at north of Bancroft Avenue, Broom	
Settlement	Southill	
Size	Submitted Developable Area: 2.2ha Submitted Whole Site Area: 2.2ha Measured GIS Area: 2.22ha	
Proposed Use	residential	
Any other information	See ALP422	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

This stage of the assessment rules out sites that are too small or conflict with national policy designationProvisional Site Capacity1Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site sizeNoNumber of proposed dwelling as per proforma:	
Provisional Site Capacity 1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings?	
dwellings?	gs
work out the number of new number of new number of new number of 20 methods include up to 40 % 35 using density of 30dph and exclude up to 40 % 35 depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. 35 Site Size Gross to net ratio standards 0.4 to 2 hectares 100% 35 • Up to 0.4 hectare 100% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. Number of proposed dwelling as per CBC methodology:	gs
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)	
2 Is more than 50% of the site located in Flood Zone 2 No Site not within flood zone 2 or 3?	or 3
3 Is more than 50% of the site at risk from surface No Site not at risk of surface wa flooding?	ter
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessmen	t)
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.	
5Is more than 50% of the site located within the Area of Outstanding Natural Beauty?NoSite not within the AONB	
Does the site continue to next stage? Yes	

²² 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			
	cient size to be self contained. It also rules out sites wh		
	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will
provid	le 1,500 homes or more ²³ .		
Relati	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site adjoins the settlement envelope in the west and would extend the settlement envelope westwards. There are examples of this type of development in Broome. It is considered that the site could form an extension to Broom.
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 needs ²⁴ .			
Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁵ ?	G	No obvious infrastructure requirements
Does the site continue to next stage?		Yes	

STAGE 1D ASSESSMENTThis 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	Greenfield site
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing the site.
11	Are there any legal or ownership problems that could	G	There are no legal or ownership

²³ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-<u>led garden villages towns and cities.pdf</u>)
²⁴ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

Page **3**

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. ²⁵ 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.

		1	
	delay or prevent development?		problems that could delay or
	If Yes, then can these be issues be realistically overcome?		prevent development.
12	Does the site already have planning permission for	G	No planning permission.
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		
Does	the site continue to next stage?		Yes
	E 1E ASSESSMENT		
	ection records the findings of the Strategic Green Belt F		
	ning of sites to determine whether they <u>may</u> be capable		
	nstances. Any site in the Green Belt that is determined		
	sment would still have to demonstrate Exceptional Circ	umstanc	es to considered for allocation in the
Plan.	-L - H		
Greer			
13	Is the site located within the Green Belt?	No	Site not within the green belt.
14	If answer to question 13 is yes, then does the site lie	No	N/A
	within one of the parcels which have been identified		
	in the Central Bedfordshire and Luton Green Belt		
	Study as making only a relatively weak, weak, or no		
	contribution? If yes, site progresses through to Stage		
45-	2.	NIa	N1/A
15a	Does the site have all of the following merits that	No	N/A
	may outweigh the harm to the Green Belt and which		
	may contribute to identification of exceptional circumstances?		
	 Adjoining settlement has at least 3 of the following key local services - convenience 		
	shop, lower school, middle school, upper		
	school, village hall, GP surgery, post office,		
	library (use settlement audit)		
	 Site makes a strong contribution to housing 		
	need (100 plus homes) within the Luton HMA		
	 Site is in or directly adjacent to a settlement 		
	that has a mainline rail station or direct		
	assess (junction) to the strategic road		
	network (A road or motorway)		
	Sites in Green Belt other than those covered by 14		
	and 15b that cannot meet these criteria, will not		
	progress any further in this assessment of		
	suitability.*		
15b	Sites which have support from the local community	No	Site is not supported by a
	as demonstrated through an allocation in an adopted		Neighbourhood Plan
	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. ²⁶		
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

Page3'

²⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Stage 2A will be looked at as a whole using planning balance. Previously Developed Land					
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	100% Greenfield and is therefore not PDL		
Com	munity				
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		
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 known 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 the sustainability of settlement through loss		
Cum	ulative Impact				
20 21	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of</i> <i>completions over the last ten years as a percentage</i> <i>of the dwellings in April 2006 (as calculated using</i> <i>census and completions data).</i> What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of</i> <i>outstanding permissions on of April 1at 2016 ap</i>	G	Homes 2006: 503 Homes 2016: 510 There has been a 1.39% increase in new homes. There is outstanding planning permission for 4 dwellings; a 0.96% increase.		
Phys 22	outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability?	G	No physical constraints.		
	For example pylons, gas works, sewage treatment works, topography or wind turbines.				
	ionship to Settlement	•			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	The site could be complementary to the existing settlement pattern of Broom as there are similar examples of this form of development in		

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			Broom. May need some strategic landscaping.	
Agrie	Agricultural Land Quality			
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	100% Grade 1	

STAG	SE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
any q	uestion does not mean that the site will be automatically	/ exclude	d at this stage as the ratings across
Stage	2B will be looked at as a whole using planning balance).	
Trans	sport and Access to Services		
25			
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		,
25a	Does the settlement have a Primary/Lower school?	А	The nearest Primary or Lower
	 Yes, in the settlement (G) 		school is in Langford
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	N/A	~
	applicable)?		
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	А	Does not have a secondary or
	school?		upper school, nearest being in
	 Yes, in the settlement (G) 		Biggleswade.
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25d	Does the settlement have a GPs surgery or medical	R	Does not have a GP's surgery
	centre?		or medical centre, the nearest
	 Yes, in the settlement (G) 		being in Langford or
	• Yes, proposed as part of the development (G)		Biggleswade.
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	R	Does not have a town centre or
	 Town Centre/ Supermarket (G) 		a supermarket nor a
	Convenience Store / Post Office / Newsagent		convenience store.
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	Site is over 800m away from the
	least hourly at peak times):		nearest bus stop

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		I	
	 Less than 400m (G) 		
	 400m-800m (A) 		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	Site is over 1,200m away from
20			
	• Less than 800m (G)		the nearest train station
	 800m-1200m (A) 		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	А	Proposed new vehicular and
			pedestrian access onto High Street
			between 51/53 and 63 High Street,
			Broom – appears feasible but
			unproven
	ol Capacity	r -	
30	Do the local schools have capacity at all tiers?	A	Lower school spaces are tight, may be
			able to accommodate some expansion
31	If not, has a commitment been made to address	А	financial contributions required
	this?		
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	А	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	Ġ	Level 2 assessment unlikely to
	site allocations, in regards to flood risk?	-	be required
	No assessment required (G)		bo roquilou
1			
	, ,		
	Consider Further Assessment (A)		
	 Consider Further Assessment (A) Further Assessment Required (R) 		
	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health 		
Envir 34	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination	R/A/G	Awaiting Comments
	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health 	R/A/G	Awaiting Comments
	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination	R/A/G	Awaiting Comments
	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? 		
34	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses 	R/A/G A	no obvious aside from Pub
34	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to 		
34	Consider Further Assessment (A) Further Assessment Required (R) Onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses		no obvious aside from Pub

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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? 37 Heritage/ Archaeology 	R/A/ G	Awaiting Comments		
37 Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken – no adverse heritage comments but access close to Grade II LB – mitigation required to protect the setting		
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	Grade 1 land, little ecological value – opportunities for enhancement		
39 Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G	RoW on western edge, would need to enhance		
Minerals and Waste				
40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Mineral Safeguarding Area		
Planning History				
41 What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None		
Does the site continue to next stage?		Yes		

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site within Grade 1 agricultural land that has little ecological value but there are opportunities to improve this. Further opportunities to improve the ROW to the west of the site. The site is near to a Grade II listed building and mitigation would be required to protect the setting of this.

STAGE 3 : ACHIEVABILITY

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

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

 Very Low (R) Likely residual value well below benchmark land value and lower benchmark land value values and as such the indicates that such deverwould likely be viable. Achievability Are there any market factors which would affect deliverability? Are there any market factors which would affect deliverability? The Council's Resident Development Viability F (Feb 2017) is based up residential property figure between 2013 and 2010 housing market within O Bedfordshire has seen significant increases in residential property value relatively short period of whereby it is considered. 	tial Report ures 6. The
Achievability indicates that such devery would likely be viable. 44 Are there any market factors which would affect deliverability? The Council's Resident Development Viability F (Feb 2017) is based up residential property figure between 2013 and 2010 housing market within O Bedfordshire has seen significant increases in residential property value relatively short period or whereby it is considered	tial Report oon ures 6. The
Achievability Would likely be viable. 44 Are there any market factors which would affect deliverability? The Council's Resident Development Viability F (Feb 2017) is based up residential property figure between 2013 and 2010 housing market within C Bedfordshire has seen significant increases in residential property value relatively short period of whereby it is considered.	tial Report oon ures 6. The
Achievability 44 Are there any market factors which would affect deliverability? The Council's Resident Development Viability F (Feb 2017) is based up residential property figure between 2013 and 2010 housing market within C Bedfordshire has seen significant increases in residential property value relatively short period of whereby it is considered.	Report oon ures 6. The
deliverability? Development Viability F (Feb 2017) is based up residential property figu between 2013 and 2010 housing market within O Bedfordshire has seen significant increases in residential property valu relatively short period of whereby it is considered	Report oon ures 6. The
(Feb 2017) is based up residential property figu between 2013 and 2010 housing market within (Bedfordshire has seen significant increases in residential property valu relatively short period of whereby it is considered	oon ures 6. The
residential property figures between 2013 and 2010 housing market within O Bedfordshire has seen significant increases in residential property value relatively short period of whereby it is considered	ures 6. The
between 2013 and 2010 housing market within 0 Bedfordshire has seen significant increases in residential property valu relatively short period o whereby it is considered	6. The
housing market within 0 Bedfordshire has seen significant increases in residential property valu relatively short period of whereby it is considered	
Bedfordshire has seen significant increases in residential property value relatively short period of whereby it is considered	Central
significant increases in residential property value relatively short period of whereby it is considered	
residential property value relatively short period of whereby it is considered	
relatively short period o whereby it is considered	
whereby it is considered	
viability of development	
this report has been cal	
For example in 2016 D	
has benefited from a 17	
housing price increase	with an
average annual house	price
increase in 2016 for ho	
within Central Bedfords	shire of
10.74%.	
	tuvoluo
This increase in proper has been a result of not	
national trends in house	
and existing transport li	
economically successfu	
but also significant	
infrastructure projects v	vithin the
pipeline including: East	
Rail; M1-A5 link road; A	
upgrades; Oxford to Ca	•
Express Way; Luton an Dunstable Guided Busy	
improvements; and pot	
improvements. It is con	
that as such infrastructu	
projects progress that p	property
prices within the Local	
will likely continue to inc	
which has and will incre	
viability/deliverability of	
development not only in	
higher value areas but a	
lower value areas of the	3
45 When can the scheme realistically commence O to 5 years	
45 When can the scheme realistically commence 0 to 5 years delivery?	
0 to 5 years (deliverable)	

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	 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		
46	What is the indicative build out time of the site?		Indicative 30 units from form (35 ALP422) The Case Study Sites outlined
			within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there
_		<u> </u>	after.
Does	the site pass this stage?		Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING²⁷

Site details	
Reference Number	NLP517
Site Name	Land at Manor Farm
Site Address	Land at Manor Farm, Broom
Settlement	Southill
Size	Submitted Developable Area: 3.1ha Submitted Whole Site Area: 3.1ha Measured GIS Area: 3.30ha
Proposed Use	residential
Any other information	Eastern extremity overlaps NLP521

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

ST V	E 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	Provisional Site Capacity					
		NI.				
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings			
	dwellings?		as per proforma:			
	Work out the number of new homes from site size					
	using density of 30dph and exclude up to 40 %		35-40			
	depending on site size of land for infrastructure and					
	services, take into account topography or significant					
	areas of undevelopable land.					
	Site Size Gross to net ratio standards					
	 Up to 0.4 hectare 100% 		Number of proposed dwellings			
	 0.4 to 2 hectares 80% 		Number of proposed dwellings			
	 2 hectares or above 60% 		as per CBC methodology:			
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if		60			
	this is smaller.					
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3			
3	Is more than 50% of the site at risk from surface	No	Site not at risk of surface water			
	water flooding?		flooding			
Natio	nally significant designations (All sites which reach S	tage 2 b				
4	Is more than 50% of the site covered by nationally	No	No nationally significant			
	significant designations? These are: Sites of Special		designations on site.			
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No	Site not within the AONB			
	of Outstanding Natural Beauty?					
Does	the site continue to next stage?	I	Yes			

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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 more ²⁸ . 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 on the western edge of Broom projecting into an are of otherwise open countryside and thus it is not considered to be a logical extension as it is detached from 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	

 $P_{age}45$

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)

Site Assessment Framework for HOUSING²⁹

Site details	
Reference Number	NLP518
Site Name	Land south of Southill Road
Site Address	Land south of Southill Road, Broom
Settlement	Southill
Size	Submitted Developable Area: 1.05ha Submitted Whole Site Area: 1.05ha Measured GIS Area: 1.17ha
Proposed Use	residential
Any other information	Part of larger NLP357 promotion

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

OTAC				
	STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
		II or cont	lict with national policy designations.	
	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 10 Number of proposed dwellings as per CBC methodology: 28	
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2 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 of surface water flooding	
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within the AONB	
Does	the site continue to next stage?		Yes	

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²⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ³⁰ . Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is not well related to the settlement of Broom. It is separated from the settlement envelope of Broom by agricultural fields and thus it is considered it would not be a logical extension as the site is detached from 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

 $P_{age}47$

³⁰ 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 HOUSING³¹

Site details	
Reference Number	NLP519
Site Name	Land west of Broom Farm
Site Address	Southill Road,
Settlement	Southill
Size	Submitted Developable Area: 0.93ha Submitted Whole Site Area: 0.93ha Measured GIS Area: 0.96ha
Proposed Use	residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

CT A	GE 1A ASSESSMENT				
-		lloroonf	list with notional policy designations		
	This stage of the assessment rules out sites that are too small or conflict with national policy designations. Provisional Site Capacity				
		NI.	N		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings		
	dwellings?		as per proforma:		
	Work out the number of new homes from site size				
	using density of 30dph and exclude up to 40 %		18		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards				
	• Up to 0.4 hectare 100%		Number of proposed dwellings		
	• 0.4 to 2 hectares 80%				
	 2 hectares or above 60% 		as per CBC methodology:		
	Note: for this calculation use the submitted		22		
	Developable Area, or the area measured in GIS if		23		
	this is smaller.				
	d Risk (All sites which reach Stage 2 will be subject to the				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface	No	Site not at risk of surface water		
	water flooding?		flooding		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	No nationally significant		
	significant designations? These are: Sites of Special		designations on site.		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Site not within the AONB		
	of Outstanding Natural Beauty?				
Does	Does the site continue to next stage? Yes				

 $P_{age}48$

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

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ³² . 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 outside of the settlement envelope of Broom. It is not well related to Broom and as such it is considered it would not form a logical extension to the village as it is detached from 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	Does the site continue to next stage? No			

 $_{Page}49$

³² 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 HOUSING³³

Site details	
Reference Number	NLP520
Site Name	Land north of High Road
Site Address	Land north of High Road, Broom
Settlement	Southill
Size	Submitted Developable Area: 2.01ha Submitted Whole Site Area: 2.01ha Measured GIS Area: 2.13ha
Proposed Use	residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

-					
	BE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 20 Number of proposed dwellings as per CBC methodology: 38		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential 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 of surface water flooding		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	Ňo	No nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within the AONB		
Does	the site continue to next stage?		Yes		

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

This s insuffi towns provid	STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ³⁴ . Relationship to Settlement				
6					
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		

Page **5**1

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

Site Assessment Framework for HOUSING³⁵

Site details		
Reference Number	NLP521	
Site Name	Land rear of 17-33 Southill Road	
Site Address	Land rear of 17-33 Southill Road, Broom	
Settlement	Southill	
Size	Submitted Developable Area: 2.11ha Submitted Whole Site Area: 2.11ha Measured GIS Area: 2.12ha	
Proposed Use	residential	
Any other information	ROW in lower portion of the site	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAC	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings		
•	dwellings?				
	Work out the number of new homes from site size		as per proforma:		
	using density of 30dph and exclude up to 40 %		22		
	depending on site size of land for infrastructure and		30		
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards				
	• Up to 0.4 hectare 100%				
	 0.4 to 2 hectares 80% 		Number of proposed dwellings		
	 2 hectares or above 60% 		as per CBC methodology:		
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if		38		
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface	No	Site not at risk of surface water		
	water flooding?		flooding		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	No nationally significant		
	significant designations? These are: Sites of Special		designations on site.		
	Scientific Interest, National Nature Reserves,		-		
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Site not within the AONB		
	of Outstanding Natural Beauty?				
Does	Does the site continue to next stage? Yes				

 $^{{}^{\}rm Page}52$

³⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ³⁶ . Relationship to Settlement				
 For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? G The site adjoins the settlement envelope in the south west are the development of Bancroft Avenue. It is considered that the site could form an extension to Broom. 				
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 needs ³⁷ .			
Critical Infrastructure			
8 Can the site meet the critical infrastructure G	Can be provided on site.		
requirements that will enable delivery ³⁸ ?	·		
Does the site continue to next stage?	Yes		

STAGE 1D ASSESSMENT

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

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

³⁶ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-<u>led garden villages towns and cities.pdf</u>) ³⁷ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. ³⁸ This is an assessment based on the information known at this stage, a full assessment of infrastructure

requirements will be undertaken before any sites are allocated.

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 SHL/4 assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in Plan. Greenbelt 13 Is the site located within the Green Belt? No Site not within 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 No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, willage hall, GP surgery, post office, library (use settlement audit) No		Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning permission.
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 SHL/ assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in Plan. Greenbelt 13 Is the site located within the Green Belt? No Site not within 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 No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A • 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, No N/A	Does	the site continue to next stage?		Yes
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 SHLA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in Plan. Greenbelt 13 Is the site located within the Green Belt? No Site not within 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 No N/A Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A • 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, No N/A		<u> </u>		
13Is the site located within the Green Belt?NoSite not within Green belt14If 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.NoN/A15aDoes the site have all of the following merits that may outweigh the harm to the Green Belt and which 	This s screen Circur asses Plan.	section records the findings of the Strategic Green Belt F ning of sites to determine whether they <u>may</u> be capable mstances. Any site in the Green Belt that is determined ssment would still have to demonstrate Exceptional Circ	of demo as suitab	nstrating Exceptional ble based on the high level SHLAA
 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. 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, 			No	Site not within Green belt
 may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, 	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		
 Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 	15a	 may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of 	No	N/A
 15b Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.³⁹ No Site is not supported by a Neighbourhood Plan No Site is not supported by a Neighbourhood Plan 	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	No	
Does the site continue to next stage? Yes	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

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

		1	
16	Is the site Previously Developed Land in accordance	R	Greenfield – agricultural fields
	with the NPPF definition?		therefore is not PDL
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Com	munity		I
17	Neighbourhood Planning (only applicable in	No	No neighbourhood plan
••	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
10	Has any community consultation taken place?	INO	No known community
			consultation
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No loss of facilities
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	G	Homes 2006: 503
	years, what has been the level of housing growth in		Homes 2016: 510
	the parish?		
	 Less than 5% growth (G) 		There has been a 1.39%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		increase in new homes.
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Thoro is outstanding planning
4 I		9	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 4 dwellings; a
	be completed?		0.96% increase.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	G	No obvious physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	tionship to Settlement		1
23	Would development of the site be complementary to	G	The site could be
	the existing settlement pattern, and would it have an	Ŭ	
	adverse impact on any historic, unique or distinctive		complementary to the existing
	characteristics of the settlement's built or natural		settlement patterns of Broom
	form?		
Aaria			
	Cultural Land Quality	D	100% Crada 1
24	Would the development impact on high quality agricultural land?	R	100% Grade 1
	i annellullallannz	1	1

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٠	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)	

STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
Stage	e 2B will be looked at as a whole using planning balance).	
	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately	of the sit	te for housing. It links to the
25a	Does the settlement have a Primary/Lower school?	A	The nearest Primary or Lower
234	 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) 		school is in Langford
25b	 Does the settlement have a Middle school (if applicable)? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 	N/A	
25c	 Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 	A	Does not have a secondary or upper school, nearest being in Biggleswade.
25d	 Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	R	Does not have a GP's surgery or medical centre, the nearest being in Langford or Biggleswade.
26	 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	R	Does not have a town centre or a supermarket nor a convenience store.
27	 Distance to bus stops with a frequent service (at least hourly at peak times): Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as 	R	Site is over 800m away from the nearest bus stop

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	part of the development (G)		
	part of the development (e)		
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Site is over 1,200m away from the nearest train station
29	Is the site accessible from the existing road network?	A	Access appears feasible but unproven
Scho	ol Capacity		· · · · · · · · · · · · · · · · · · ·
30	Do the local schools have capacity at all tiers?	A	Lower school spaces are tight, may be able to accommodate some expansion
31	If not, has a commitment been made to address this?	A	financial contributions required
	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	No level 2 assessment required
	onmental Health	•	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	No comments received from Environmental Health. Greenfield site means should be a low risk of contamination
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/ G	Awaiting comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural	R/A/ G	Awaiting Comments

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	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken – G Field site
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	Grade 1 land, little ecological value opportunities for enhancement
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	RoW on south-western edge, would need to enhance.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 1 agricultural land with little ecological value which can be improved upon, alongside improvements to the ROW to the south west of the site. No significant issues in relation to archaeology or heritage assets.

STAGE 3 : ACHIEVABILITY

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

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

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

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	(Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?	Yes

SUMMARY

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

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

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

Central Bedfordshire

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