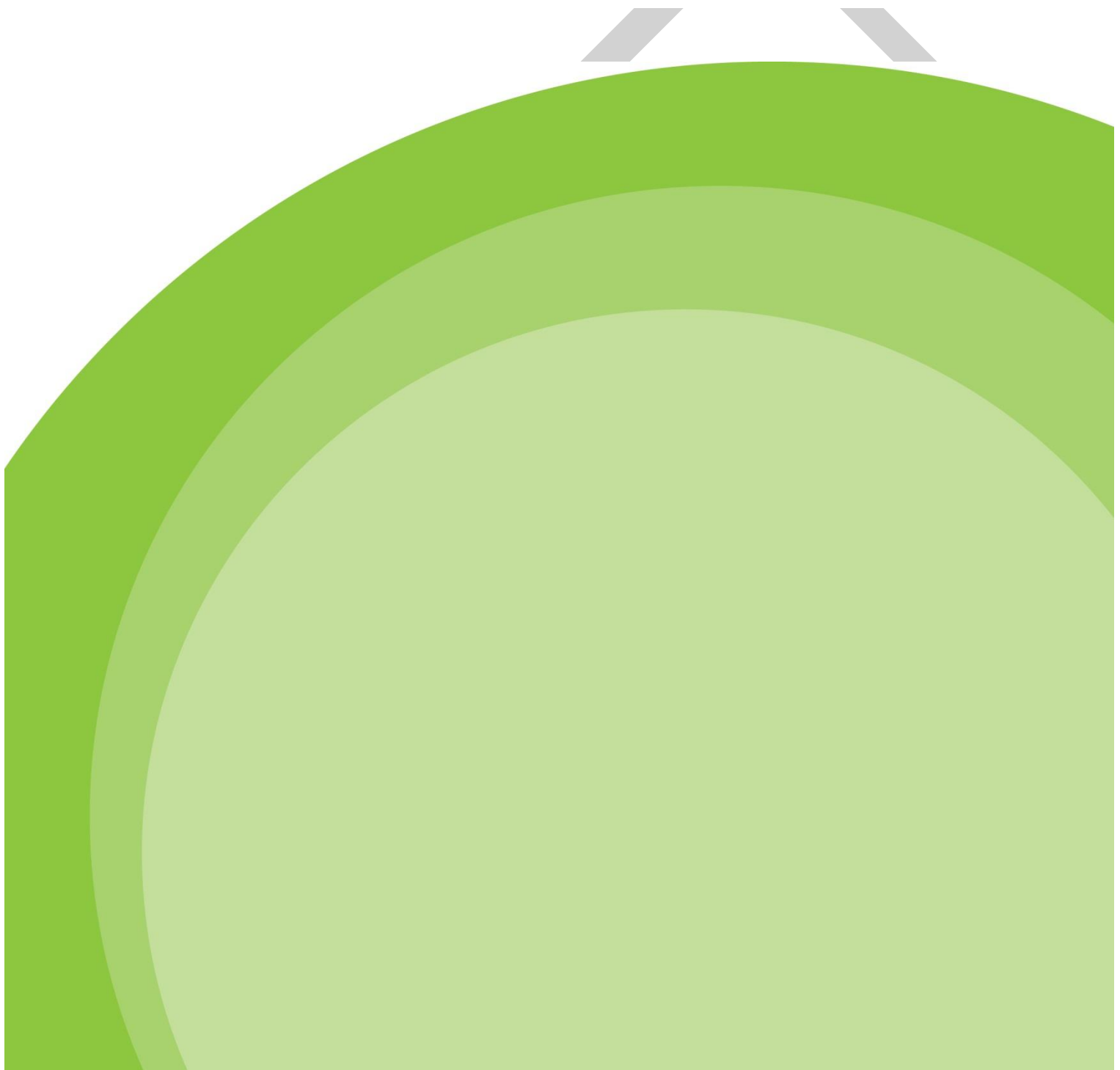


# Site Assessment Forms

Steppingley



**Contents**

NLP085 ..... 3  
NLP094 ..... 7  
NLP402 ..... 9  
NLP408 ..... 11

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## Site Assessment Framework for HOUSING<sup>1</sup>

Site details	
Reference Number	NLP085
Site Name	Land south of Rectory Road
Site Address	Land south of Rectory Road
Settlement	Steppingley
Size	Submitted Developable Area: 0.9ha Submitted Whole Site Area: 0.9ha Measured GIS Area: 0.94ha
Proposed Use	residential
Any other information	

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			18
			Number of proposed dwellings as per CBC methodology:
			22

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

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.
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<sup>1</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within AONB
Does the site continue to next stage?			Yes

### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>2</sup>.

#### Relationship to Settlement

<b>6</b>	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 in the village of Steppingley and adjoins development on both sides (east and west). The site also lies opposite development along Rectory Road. It is considered that part of the site fronting Rectory Road could be considered suitable for development.
<b>7</b>	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site does not cause coalescence.
Does the site continue to next stage?			Yes

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>3</sup>.

#### Critical Infrastructure

<b>8</b>	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> ?	G	The site can provide critical infrastructure.
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

<sup>2</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>3</sup> 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.

<sup>4</sup> 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.

expressed an intention to develop the site.

**Availability**

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

**STAGE 1E ASSESSMENT**

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

**Greenbelt**

<b>13</b>	Is the site located within the Green Belt?	Yes	The site is within the Green belt.
<b>14</b>	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	The site does not lie within the parcels identified as making a weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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.*	No	The site does not have the listed merits.
<b>15b</b>	Sites which have support from the local	No	

	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. <sup>5</sup>		
Does the site continue to next stage?			No

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<sup>5</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

## Site Assessment Framework for HOUSING<sup>6</sup>

Site details	
Reference Number	<b>NLP094</b>
Site Name	Land North West of Flitwick
Site Address	Land at Froghall Road, Flitwick
Settlement	Steppingley (nearest settlement is Flitwick)
Size	Submitted Developable Area: 5.5ha Submitted Whole Site Area: 6ha Measured GIS Area: 5.69ha
Proposed Use	Mixed use: Residential and employment
Any other information	

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  150 dwellings  Number of proposed dwellings as per CBC methodology:  99 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
<b>5</b>	Is more than 50% of the site located within the	No	No part of site covered by

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

Area of Outstanding Natural Beauty?	AONB.
Does the site continue to next stage?	Yes

### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>7</sup>.

#### Relationship to Settlement

<b>6</b>	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site does not adjoin the settlement envelope of the existing settlement of Flitwick. However, to the south it does adjoin a housing allocation which will extend the built boundary of Flitwick to the proposed site's southern edge. The site is however currently cut off from this allocation by Froghall Road.
<b>7</b>	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.	R	Development of this site would cause coalescence between Ampthill and Flitwick. Ampthill's settlement envelope extends to the edge of the railway on this side of Froghall Road and therefore extending Flitwick north of Froghall Road would leave only a narrow gap where the railway lies between the two settlements.
Does the site continue to next stage?			No

<sup>7</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )



## Site Assessment Framework for HOUSING<sup>8</sup>

Site details	
Reference Number	<b>NLP402</b>
Site Name	Land at Froghall Farm
Site Address	Land at Froghall Farm, Froghall Road, Flitwick
Settlement	Steppingley (nearest settlement is Flitwick)
Size	Submitted Developable Area: 17ha Submitted Whole Site Area: 23.97ha Measured GIS Area: 23.98ha
Proposed Use	Residential
Any other information	Part of site also submitted as NLP094

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  342 dwellings  Number of proposed dwellings as per CBC methodology:  306 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
<b>5</b>	Is more than 50% of the site located within the	No	No part of site covered by

<sup>8</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Area of Outstanding Natural Beauty?	AONB.
Does the site continue to next stage?	Yes

### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>9</sup>.

#### Relationship to Settlement

<b>6</b>	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site does not adjoin the settlement envelope of the existing settlement of Flitwick. However, to the south it does adjoin a housing allocation which will extend the built boundary of Flitwick to the proposed site's southern edge. The site is however currently cut off from this allocation by Froghall Road.
<b>7</b>	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.	R	Development of this site would cause coalescence between Ampthill and Flitwick. Ampthill's settlement envelope extends to the edge of the railway on this side of Froghall Road and therefore extending Flitwick north of Froghall Road would leave only a narrow gap where the railway lies between the two settlements.
Does the site continue to next stage?			No

<sup>9</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>10</sup>

Site details	
Reference Number	<b>NLP408</b>
Site Name	Land south of Steppingley Road
Site Address	Land south of Steppingley Road, Steppingley Road, Flitwick
Settlement	Steppingley ( nearest settlement is Flitwick)
Size	Submitted Developable Area: 17ha Submitted Whole Site Area: 25.37ha Measured GIS Area: 25.44ha
Proposed Use	
Any other information	Adjoining submission NLP039

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  400 dwellings  Number of proposed dwellings as per CBC methodology:  306 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
<b>5</b>	Is more than 50% of the site located within the	No	No part of site covered by

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

Area of Outstanding Natural Beauty?	AONB.
Does the site continue to next stage?	Yes

### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>11</sup>.

#### 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 located in relation to the existing settlements of Steppingley or Flitwick. The submission does state that site would be better related to the settlement if it was to be considered alongside an adjoining submission but in isolation this site does not present a good option for extending the settlement of Flitwick. The site does not border the settlement envelope, and is separated from existing built development in Flitwick by Flitwick Wood. Any development on in this location would be poorly related to the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	Development of the site would causes issues of coalescence between Flitwick and Steppingley in an area which is designated as Green Belt.
Does the site continue to next stage?			No

<sup>11</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )



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