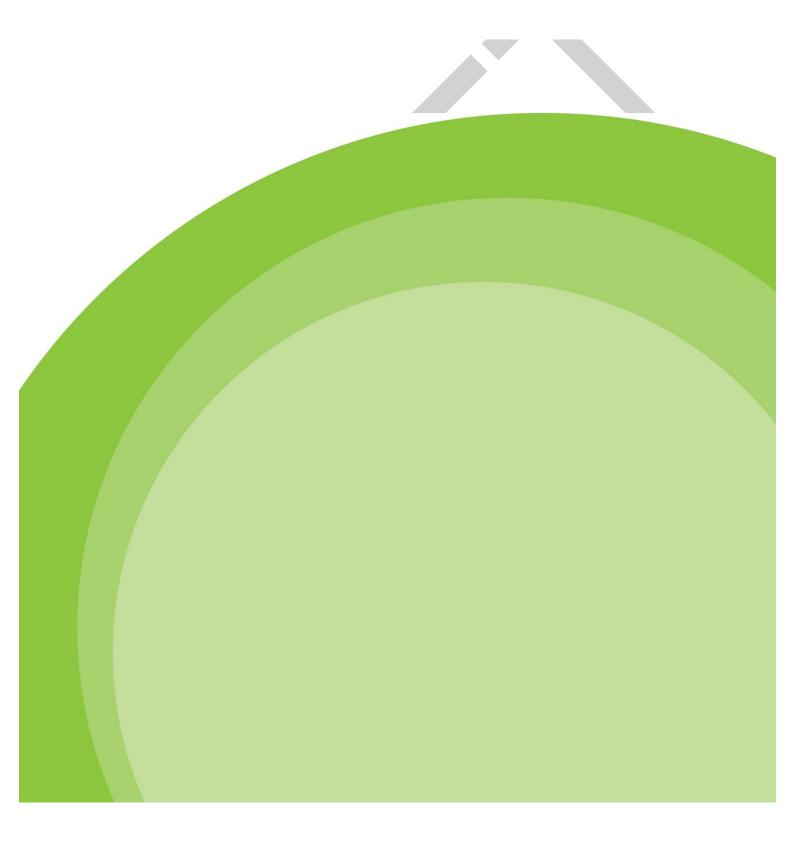


# **Site Assessment Forms**

Stondon



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

Site details	
Reference Number	ALP229
Site Name	Land to rear of Hillside Rd
Site Address	Land to rear of Hillside Rd
Settlement	Lower Stondon
Size	Submitted Developable Area: 0.27 Submitted Whole Site Area: 0.27 Measured GIS Area: 0.27
Proposed Use	Residential
Any other information	

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

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

STAG	GE 1A ASSESSMENT						
This s	stage of the assessment rules out sites that are too sma	II or conf	lict 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.	Yes	Number of proposed dwellings as per proforma:  15  Number of proposed dwellings as per CBC methodology:  8				
Floor	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)						
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants				
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	Not in a designation				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB				
Does	the site continue to next stage?		No				

<sup>1</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

## Site Assessment Framework for HOUSING<sup>2</sup>

Site details	
Reference Number	ALP266
Site Name	Expansion north of Lower Stondon
Site Address	Land to the north of Station Road, Lower Stondon
Settlement	Lower Stondon
Size	Submitted Developable Area: 11.48ha
	Submitted Whole Site Area: 11.48ha
	Measured GIS Area: 11.66ha
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.

CTAC	E 14 ACCECMENT				
	<b>STAGE 1A ASSESSMENT</b> This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity	ii Oi COIII	ilct with Hational policy designations.		
1		No	Number of proposed divisitions of		
•	Is the site likely to accommodate less than 10	INO	Number of proposed dwellings as		
	dwellings? Work out the number of new homes from site size		per proforma:		
			C290		
	using density of 30dph and exclude up to 40 %		G290		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant areas of undevelopable land.		Number of proposed dwellings on		
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
			per CBC methodology:		
	<ul><li>Up to 0.4 hectare 100%</li><li>0.4 to 2 hectares 80%</li></ul>		200		
			200		
	2 hectares or above 60%  Note: for this galaxilation was the submitted.				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if this is smaller.				
Elood		o Sogue	Intial Toot\		
Flood Risk (All sites which reach Stage 2 will be subject to the Sequence 2 Is more than 50% of the site located in Flood Zone 2 No					
2	Is more than 50% of the site located in Flood Zone 2	No	Not in floodzone 2 or 3		
2	or 3?	NI-	Not at sight for an asset on		
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water		
Nette	water flooding?	)( O l-	flooding		
	nally significant designations (All sites which reach S				
4	Is more than 50% of the site covered by nationally	No	No nationally significant		
	significant designations? These are: Sites of Special		designations		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
_	Gardens.	N	N. C. AONE		
5	Is more than 50% of the site located within the Area	No	Not in AONB		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

 $^{2}$  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<sup>3</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?	G	The proposed site forms a logical extension to Lower Stondon in the north and there are no major physical constraints that separate it from Lower Stondon.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

STAG	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to me	et their critical infrastructure needs <sup>4</sup> .
Critic	al Infrastructure	
8	Can the site meet the <b>critical infrastructure</b> A	Further information required
	requirements that will enable delivery <sup>5</sup> ?	
Does	the site continue to next stage?	Yes

STAG	GE 1D ASSESSMENT		
This s	stage of the assessment rules out sites that are not avail	lable. A s	ite is considered available for
devel	opment where there are no legal or ownership problems	and the	landowner has expressed an
intent	ion to develop the site.		·
Availa	ability		
9	What is the existing use of the site?	Α	Mixed-use – commercial, leisure,
	Would the existing use limit the development		amenity land and agriculture.
	potential?		
10	Is the land controlled by a developer or land owner	Α	One landowner is unknown.
	who has expressed an intention to develop the site?		
11	Are there any legal or ownership problems that could	А	Although there are no identified
	delay or prevent development?		legal or ownership problems
	If Yes, then can these be issues be realistically		identified, the lack of all landowners
	overcome?		could cause potential problems.
12	Does the site already have planning permission for	G	No recent planning applications for

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 )

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>&</sup>lt;sup>5</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.

the proposed use? If yes, then score as Red because it's not eligible for allocation.	this type of development.
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.	Plan.				
Greei	nbelt				
13	Is the site located within the Green Belt?	No	Not in green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.6	Yes/ No/ N/A	Details		
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**

Is the site Previously Developed Land in accordance Mixed

<sup>&</sup>lt;sup>6</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity		
17	Neighbourhood Planning (only applicable in	No	Designated area
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Loss of commercial premises and
	Would this proposal impact on the sustainability of		Greyhound Stadium.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	ılative Impact		
20	Considering housing completions over the past 10	R	There has been a 27.38% growth
	years, what has been the level of housing growth in		of houses in Lower Stondon.
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	There would be an additional
	outstanding permissions (as of April 2016) were to		0.62% growth taking into account
	be completed?		outstanding permissions.
	<ul> <li>Less than 5% growth (G)</li> </ul>		· .
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No known physical constraints
	features that affect the site's developability?		. ,
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement		
23	Would development of the site be complementary to	G	No adverse impact on settlement
	the existing settlement pattern, and would it have an		pattern.
	adverse impact on any historic, unique or distinctive		•
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	50% or more in non-agricultural land (G)		
L	co, co agricultura (o)		

•	50% of more in Grade 3b, 4 or 5 (A)	
•	50% or more in Grade 1, 2 or 3a (R)	

## **STAGE 2 ASSESSMENT**

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

	ge 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.		is to the delight in mile to the		
	, , , , , , , , , , , , , , , , , , , ,				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	In settlement		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Adjoining settlement		
	applicable)?		Y		
	Yes, in the settlement (G)				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Other catchment school available		
	school?				
	Yes, in the settlement (G)		, v		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	No, but an adjoining settlement does (A)				
05.1	Other catchment school available (A)				
25d	Does the settlement have a GPs surgery or medical	G	In settlement		
	centre?				
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience store		
	Town Centre/ Supermarket (G)	' `	Convenience etere		
	Convenience Store / Post Office / Newsagent				
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	Α	740m		
	least hourly at peak times):				
	<ul> <li>Less than 400m (G)</li> </ul>				
	• 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	Over 1200m		
	<ul> <li>Less than 800m (G)</li> </ul>				
	• 800m-1200m (A)				
	Over 1200m (R)				

29	Is the site accessible from the existing road network?	G	Yes – Bedford Road
	ol Capacity		
30	Do the local schools have capacity at all tiers?	А	cumulative impact of smaller developments is likely to be a concern. Lower school places are very tight in Stondon
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	Ř/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
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)	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Traffic Noise
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Scope for development – need to create new sense of place.

37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Large area, OK for stadium, retain woodland and corridors, lots of species interest outside brownfield
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	No Parish GI plan. Not identified in GI network at Mid Beds GI plan level. Existing scrubby woodland area would need to be retained and enhanced, and would not be suitable for development. Loss of BMX track off Station Road.
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
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning history related to greyhound stadium
Does	the site continue to next stage?		Yes

#### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

Site is considered appropriate for further assessment.

- The site adjoins the settlement boundary of Stondon and includes the redevelopment of the existing greyhound stadium.
- There are no constraints to development on 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	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  • High (G) Benchmark land value comfortably exceeded by likely residual value  • Low (A) Marginal viability, with likely residual land value close to benchmark land value  • Very Low (R) Likely residual value well below benchmark land value	A	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed both the upper and lower benchmark land value and as such the report indicates that such development may not be viable.

However the Council's Residential Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. For the reasons outlined above it is considered that this scale of development within this value area may be viable. **Achievability** 44 Are there any market factors which would affect Unclear land ownership 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

<ul> <li>0 to 5 years (deliverable)</li> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul> 46 What is the indicative build out time of the site? <ul> <li>Over a 7 year period</li> </ul>	45	When can the scheme realistically commence delivery?	property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.  O to 5 years
		<ul> <li>0 to 5 years (deliverable)</li> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> </ul>	
The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.  Does the site pass this stage?  Yes		What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.

# SUMMARY

## the Local Plan.

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

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



Site Assessment Framework for HOUSING<sup>7</sup>

Site details	
Reference Number	ALP267
Site Name	Expansion of Lower Stondon
Site Address	Land to north and south of Station Road
Settlement	Lower Stondon
Size	Submitted Developable Area: 33.5 ha Submitted Whole Site Area: 33.5 ha Measured GIS Area: 47.71 ha
Proposed Use	Mixed use development comprising of residential, educational, health, shops and services
Any other information	Proposed redevelopment of Lower Stondon

## 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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il 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:  490  Number of proposed dwellings as per CBC methodology:  603
Floor	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	Not in floodzone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding
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
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does	the site continue to next stage?		Yes

<sup>&</sup>lt;sup>7</sup> 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<sup>8</sup>.

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?	G	All areas of proposed development of Lower Stondon are located adjacent to a side of the settlement envelope. To the west straddling Shillington Road the proposed development is a faultless extension of the existing housing. Other sections of the proposed development appear to have no physical constraints that separate it from the main settlement, extending the current form of the main settlement gracefully.
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 needs9.				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	Further information required		
	requirements that will enable delivery <sup>10</sup> ?				
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** What is the existing use of the site? Α Mixed-use – commercial, leisure, Would the existing use limit the development amenity land and agriculture.

potential?

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)

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>&</sup>lt;sup>10</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.

10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The Developer is in contractual negotiations to become part land owner. All land owners are intent on developing the site excluding one landowner who is unknown
11	Are there any legal or ownership problems that could delay or prevent development?  If Yes, then can these be issues be realistically overcome?	A	Although there are no identified legal or ownership problems identified, the lack of all landowners could cause potential problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No recent planning applications for this type of development.
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.

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

through this stage to be considered further at Stage 2.11		
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.

•	cion does not mean that the site will be automatically exc		this stage as the ratings across
	e 2A will be looked at as a whole using planning balance	<u>.</u>	
	ously Developed Land	T _	
16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	Mostly agricultural scrub
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	munity		
17	Neighbourhood Planning (only applicable in designated areas)	No	Designated area
	Is the site identified as a housing allocation in an emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Proposal would add services
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
0	house etc)		
	ulative Impact		T
20	Considering housing completions over the past 10	R	There has been a 27.38% growth
	years, what has been the level of housing growth in the parish?		of houses in Lower Stondon.
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)  This is coloulated by warking out the total number of		
	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 would be an additional
	outstanding permissions (as of April 2016) were to		0.62% growth taking into account
	be completed?		outstanding permissions.
	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	<u> </u>	

**Physical Constraints** 

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<sup>&</sup>lt;sup>11</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	А	There are topographical features which would affect the developability of certain portions of the proposed development.
Relat	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	Due to the topography of Stondon, certain parcels of the development would not be complementary to the existing settlement pattern of Stondon.
Agric	ultural 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)	R	Grade 2 and 3
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

## **STAGE 2 ASSESSMENT**

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

Stage	e 2B will be looked at as a whole using planning balance	).	Ç Ç
Trans	sport and Access to Services		
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	e for housing. It links to the
25a	Issues relating to capacity are assessed separately	G	In settlement
258	<ul> <li>Does the settlement have a Primary/Lower school?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>	9	in settlement
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)	G	Proposed
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	Other catchment school available
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)	G	In settlement
26	What retail provision does the settlement offer?  Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent	А	Convenience store - proposed

		T	
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	Over 800m
	least hourly at peak times):		
	<ul> <li>Less than 400m (G)</li> </ul>		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	Over 1200m
	<ul><li>Less than 800m (G)</li></ul>		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Yes
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	cumulative impact of smaller
			developments is likely to be a
			concern. Lower school places are
			very tight in Stondon
31	If not, has a commitment been made to address	Α	Lower, middle and upper schools in
	this?		this area are unlikely to be able to
			manage the impact of development
			without expansion. New middle and
			upper school places may be
			provided within the proposed Pix
			Brook Free School, if the
			application for that is approved by
			the EFA.
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	arry approaces required.
	What is the conclusion of the sequential approach to	R	Level 2 assessment required
-5-5		' '	20101 2 addoddinont roquired
33	·		
33	site allocations, in regards to flood risk?		
33	site allocations, in regards to flood risk?  • No assessment required (G)		
33	<ul> <li>site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> </ul>		
	site allocations, in regards to flood risk?  • No assessment required (G)		

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 What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?  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?  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?  Minerals and Waste  40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  More is the sites planning history? (For example planning applications and submissions to previous				
will there be any remediation required?  Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  Environmental Constraints  A/G  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?  Are there any opportunities for enhancement of these assets? What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?  Beauty of the Nature Improvement of these assets?  Are there any opportunities for their enhancement?  Are there any opportunities for their enhancement?  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?  Minerals and Waste  What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Minerals and Waste  What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  Traffic Noise  Traffic Noise   Traffic Noise   Traffic Noise   Traffic Noise   Traffic Noise   Traffic Noise   Traffic Noise   Traffic Noise   Traffic Noise   Traffic Noise	34	Contamination	R/A/G	Awaiting comments
Adjoining uses   Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		Are there any contamination constraints on site and		
Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  Environmental Constraints  36				
cause conflict with the proposed use? (for example; noise and smell)  Environmental Constraints  36	35		G	Traffic Noise
Roise and smell   Cenvironmental Constraints				
Environmental Constraints   A/G   Scope for development on northern 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?				
Landscape character		noise and smell)		
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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 What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?  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?  39 Open space/leisure and Gl 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?  Minerals and Waste  40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  41 What is the sites planning history? (For example planning applications and submissions to previous		What would the impacts of development be on the		
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Beauty or the Nature Improvement Area?  Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?  Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?  Planning History  A Sites contains known archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken  R/A Mix of habitats includes HPI Open grassland potentially valuable foraging for birds & mammals. Too large needs extensive buffering of existing hedgerow corridors & woodland.  B Open space/leisure and Gl 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?  Minerals and Waste  What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  Morelevant planning history – related to the golf course		designated landscapes? Would there be any direct		
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there any opportunities for their enhancement?  large needs extensive buffering of existing hedgerow corridors & woodland.  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?  Minerals and Waste  40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  41 What is the sites planning history? (For example planning applications and submissions to previous  large needs extensive buffering of existing hedgerow corridors & woodland.  No parish GI plan for Stondon. Not in district GI network. No loss of LS open space.  No loss of LS open space.  No issues		What would the impacts of development be on any		grassland potentially valuable
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<ul> <li>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?</li> <li>Minerals and Waste</li> <li>What would the impacts of development be on         safeguarded minerals and waste sites, including         mineral safeguarding sites?</li> <li>What is the sites planning history? (For example         planning applications and submissions to previous</li> </ul>				
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capacity to provide the required levels of open space and green infrastructure?  Minerals and Waste  40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  41 What is the sites planning history? (For example planning applications and submissions to previous related to the golf course		Are there any potential conflicts with open space,		in district GI network.
and green infrastructure?  Minerals and Waste  40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  41 What is the sites planning history? (For example planning applications and submissions to previous related to the golf course		leisure designations or Rights of Way? Is there		No loss of LS open space.
and green infrastructure?  Minerals and Waste  40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  41 What is the sites planning history? (For example planning applications and submissions to previous related to the golf course		capacity to provide the required levels of open space		
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mineral safeguarding sites?  Planning History  41 What is the sites planning history? (For example planning applications and submissions to previous related to the golf course	40	What would the impacts of development be on	G	No issues
Planning History  41 What is the sites planning history? (For example planning applications and submissions to previous related to the golf course		safeguarded minerals and waste sites, including		
What is the sites planning history? (For example planning applications and submissions to previous Planning history – related to the golf course				
planning applications and submissions to previous related to the golf course	Plan	ning History		
	41	What is the sites planning history? (For example		No relevant planning history –
				related to the golf course
Allocations Plans)		Allocations Plans)		
Does the site continue to next stage?  Yes/ No	Does	the site continue to next stage?		Yes/ No

#### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

A portion of the site (certain land parcels) is considered appropriate for further consideration.

Due to the topography and landscape in Stondon it is considered that some parcels of land proposed for development will have an adverse impact on the character of the settlement and will not be well related to Stondon. Development in the northern part of the site has scope for development due to the impact on the landscape and topography to the south of the settlement.

#### **STAGE 3: ACHIEVABILITY**

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

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

#### **Viability**

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

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed the upper benchmark land value and as such the report indicates that such development may not be viable.

Α

However the Council's Residential Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades: Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.

For the reasons outlined above it is

		considered that this scale of development within this value area may be viable.
Achie	vability	may be viable.
44	Are there any market factors which would affect	Unclear land ownership
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
45	When on the achemo realistically common as	value areas of the Authority.
45	When can the scheme realistically commence delivery?	0 to 5 years
	0 to 5 years (deliverable)	
	• 6 to 10 years	
	<ul> <li>11 to 15 years</li> </ul>	
	<ul> <li>15 to 20 years</li> </ul>	
	Outside Plan Period	
46	What is the indicative build out time of the site?	Over a 10 year period
		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb

	2017) indicates that after the site has received detailed planning permission two housebuilders would likely take one year to first completion and would build out the site at a rate of 100 dwellings per annum there after.
Does the site pass this stage?	Yes

## **SUMMARY**

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

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

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



Site Assessment Framework for HOUSING<sup>12</sup>

Site details	
Reference Number	ALP268
Site Name	Henlow Greyhound Stadium
Site Address	Henlow Greyhound Stadium
Settlement	Lower Stondon
Size	Submitted Developable Area: 2.2
	Submitted Whole Site Area: 2.9
	Measured GIS Area: 2.9
Proposed Use	Residential
Any other	Similar to NLP429 and ALP469, and within ALP266
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.

CTAC	OTAGE 4A ACCECCMENT			
	STAGE 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	ii or conii	ict with national policy designations.	
	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60%  Note: for this calculation use the submitted  Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma:  77  Number of proposed dwellings as per CBC methodology: 39	
Flood	this is smaller.	o Sogue	ntial Tast)	
2	I Risk (All sites which reach Stage 2 will be subject to the Is more than 50% of the site located in Flood Zone 2		Not in flood zone 2 or 3	
2	or 3?	No	Not in flood zone 2 or 3	
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants	
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	Not in a designation	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB	
Does	the site continue to next stage?		Yes	

<sup>&</sup>lt;sup>12</sup> 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<sup>13</sup>.

Relationship to Settlement

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

STAG	SE 1C ASSESSMENT		
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>14</sup> .		
Critic	al Infrastructure		
8	Can the site meet the <b>critical infrastructure</b> G	None required	
	requirements that will enable delivery <sup>15</sup> ?		
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** What is the existing use of the site? Α Greyhound track – loss of Would the existing use limit the development employment land potential? 10 Is the land controlled by a developer or land owner G Developer on behalf of land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G No legal issues evident delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G NA the proposed use? If yes, then score as Red

because it's not eligible for allocation.

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 <a href="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</a>)

<sup>&</sup>lt;sup>14</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>&</sup>lt;sup>15</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.

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

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <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.

Tian.					
Green					
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.16	Yes/ No/ N/A	Details		
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

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

<sup>&</sup>lt;sup>16</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	00 750/ (A)	1	1
	• 26 - 75% (A)		
Commi	• 25% - 0% (Greenfield) (R)		
17	nunity  Neighbourhood Planning (only applicable in	No	Area designated
17	designated areas)	No	Area designated
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
10	Has any community consultation taken place?	INO	None evident
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Loss of employment, leisure and
	Would this proposal impact on the sustainability of	. 00	community facility
	the settlement through the loss of services and		John Marine, Tarana, T
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	<ul> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	None evident
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Dolot	works, topography or wind turbines.		
23	Would development of the cite be complementary to	G	Site already developed as a
23	Would development of the site be complementary to the existing settlement pattern, and would it have an	٥	Site already developed as a stadium.
	adverse impact on any historic, unique or distinctive		Statium.
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2 and 3
	agricultural land?	``	0.330 2 3.13 0
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
1		]	
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

## **STAGE 2 ASSESSMENT**

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

-	question does not mean that the site will be automatically e 2B will be looked at as a whole using planning balance		d at this stage as the ratings across
	sport and Access to Services	·•	
25	Facilities and services		
23	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.	01 1110 011	to for flouding. It infine to the
	Courton's Cottlement Therarenty Flague.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Stondon Lower School
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	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	Robert Bloomfield Academy,
	applicable)?		Shefford
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,
	school?		Shefford
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	G	The Hawthorn Surgery, Lower
	centre?		Stondon
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	Α	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
Ì	(A)		
	None (R)		0 : 00 11:41:
27	Distance to bus stops with a frequent service (at	Α	Service 89 – Hitchin
	least hourly at peak times):		
	• Less than 400m (G)		
	• 400m-800m (A)		
	<ul><li>Over 800m (R)</li><li>OR submission form stated that improved</li></ul>		
	DR submission form stated that improved public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	3.5km approximately to Arlesey
_0	Less than 800m (G)	'`	station
	• 800m-1200m (A)		Station
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Yes A600 Bedford Rd
	ool Capacity		1 03 A000 Dealold I/d

30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address	Α	Not identified
Mata	this?	turo will	be accessed at a later stage)
32	r Utilities (Gas, Electricity and Broadband Infrastruc Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
Drain	age and Flooding (All sites subject to Sequential Te	et)	any upgrades required.
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health Contamination	D/A/C	Aaitin a garage auto
34	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)	А	Road Noise
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Development of site acceptable; need to ensure appropriate and effective landscape mitigation linked to GI enhancement. Enhance Bedford Road approach. Need to ensure development is integrated within a landscape setting / buffer with rural landscape to north especially. Opportunity to enhance frontage to Bedford Road / landscaped gateway to Stondon, avoid any new

			roundabout junction.
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?  Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are	A	roundabout junction.  Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains. The Greyhound Stadium itself is also of heritage interest in relation to the origins and development of sports stadiums. Therefore this site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.  Previously developed, opportunity for enhancement
39	there any opportunities for their enhancement?  Open space/leisure and Gl 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	Established hedgerow edges would need to be retained and enhanced, and adjacent woodland buffered and extended. Loss of Allotments West of Three Star Park. Adj to Pollards Way Recreation Area. Near to Woodpecker Mead Play Area (potential dev), Swift Meadow Play Area, BMX track off Station Road, Lower Stondon Playing Field (& Play Area), and All Saints Church Cemetery.
Mine	rals and Waste		Charcin Cemetery.
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Outline planning permission (Reference: MB/00/02005/OA) was refused on 21 February 2002 for residential development at the site given it would be contrary to

	policies H06, CS19 and SR4 of the Mid Bedfordshire Local Plan First Deposit Plan. (Reference: MB/01/01880/FULL) was refused on 5 March 2002, and subsequently dismissed at appeal on 16 January 2003, for use of the site as a speedway track.
Does the site continue to next stage?	Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

No major constraints to development on the site. The site is already in use as a stadium and ancillary uses. Proposed development of the site could have the potential to enhance road frontage into Stondon.

#### **STAGE 3: ACHIEVABILITY**

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  • High (G) Benchmark land value comfortably exceeded by likely residual value  • Low (A) Marginal viability, with likely residual land value close to benchmark land value  • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has been a result of not only national trends in house prices and existing

45 When can the scheme realistically commence	and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.  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	o to 5 years
What is the indicative build out time of the site?  Does the site pass this stage?	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.  Yes

#### **SUMMARY**

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

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

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

#### Site Assessment Framework for HOUSING<sup>17</sup>

Site details		
Reference Number	ALP270	
Site Name	Land south of Mayfield Crescent	
Site Address	Land south of Mayfield Crescent	
Settlement	Lower Stondon	
Size	Submitted Developable Area: 2.18	
	Submitted Whole Site Area: 2.18	
	Measured GIS Area: 2.2	
Proposed Use	Residential	
Any other	Same as NLP392	
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60%  Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:  55  Number of proposed dwellings as per CBC methodology:  33
Floo	d 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	The southern end of the site is located within Flood Zone 2 and 3 of the Environment Agency Flood Map for Planning
3	Is more than 50% of the site at risk from surface water flooding?	No	The southern end of the site is located within Flood Zone 2 and 3 of the Environment Agency Flood Map for Planning
	pnally significant designations (All sites which reach S		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	Not in a designation
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB
Does	the site continue to next stage?		Yes

#### **STAGE 1B ASSESSMENT**

<sup>&</sup>lt;sup>17</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more 18 **Relationship to Settlement** For sites that are not of a sufficient scale to be self-Α The site would extend the village contained, is the site a logical extension to the southwards beyond the settlement settlement or are there any major physical envelope. constraints(for example A roads, rivers or railways) that separate it from the main settlement? The site doesn't cause 7 Does the site cause coalescence between an G existing village or town and another existing village coalescence 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.

	STAGE 1C ASSESSMENT					
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>19</sup> .					
Critic	al Infrastructure					
8	Can the site meet the <b>critical infrastructure</b>	G	Non evident			
	requirements that will enable delivery <sup>20</sup> ?					
Does	the site continue to next stage?		Yes			

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. **Availability** What is the existing use of the site? Agricultural land G Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Private land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could The existing access from Mayfield Α delay or prevent development? Crescent is capable of being If Yes, then can these be issues be realistically improved to adoptable overcome? standards. The access also serves a block of 6 garages within the ownership of Aragon Housing Association for which access to and from will need to be safeguarded.

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 <a href="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</a>)

<sup>&</sup>lt;sup>19</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>&</sup>lt;sup>20</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.

12	Does the site already have planning permission for	G	There is an extensive planning
	the proposed use? If yes, then score as Red		history relating to the Mayfield
	because it's not eligible for allocation.		Farm barn conversions however
			in terms of the submission site
			itself, no planning history exists.
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.

Pian.					
Greenbelt					
13	Is the site located within the Green Belt?	No	Not within the green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>21</sup>	Yes/ No/ N/A	Details		
Does	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

<sup>&</sup>lt;sup>21</sup> 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.						
	ously Developed Land					
16	Is the site Previously Developed Land in accordance	R	100% agricultural			
	with the NPPF definition?					
	• 76% - 100% (G)					
	• 26 - 75% (A)					
	• 25% - 0% (Greenfield) (R)					
Comr	nunity					
17	Neighbourhood Planning (only applicable in	No	Area designated			
	designated areas)					
	Is the site identified as a housing allocation in an					
	emerging Neighbourhood Plan?					
18	Community Consultation	No	None evident			
	Has any community consultation taken place?					
	If yes, provide brief details on the form this					
	consultation took and any overall community					
10	response.	No	There would be no impact on			
19	Sustainability of Settlement Would this proposal impact on the sustainability of	No	There would be no impact on sustainability of the settlement.			
	the settlement through the loss of services and		Sustainability of the Settlement.			
	facilities (for example, employment, retail, public					
	house etc)					
Cumi	Ilative Impact					
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891			
	years, what has been the level of housing growth in		Number of houses in 2016: 1135			
	the parish?		Percentage Growth: 27.38%			
	<ul> <li>Less than 5% growth (G)</li> </ul>					
	• 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).		N			
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135			
	outstanding permissions (as of April 2016) were to		Number of outstanding completions 2016: 7			
	be completed?		Percentage Growth: 0.62%			
	<ul><li>Less than 5% growth (G)</li><li>5% to 20% growth (A)</li></ul>		Percentage Growth. 0.02 /6			
	More than 20% growth (R)  This is calculated by working out the total number of					
	outstanding permissions as of April 1st 2016 as					
	percentage of the total number of dwellings in April					
	2016 (as calculated using census and completions					
	data).					
Physi	ical Constraints					
22	Are there any physical constraints or permanent	Α	There is a 11KV overhead			
	features that affect the site's developability?		electricity line close to			
	For example pylons, gas works, sewage treatment		the northern boundary and BT			
	works, topography or wind turbines.		poles along the access road to			
Dalat	ionahin ta Cattlamant		Mayfield Farm.			
<b>Relat</b> 23	ionship to Settlement  Would development of the site be complementary to	Α	The site is on the edge of the			
23	the existing settlement pattern, and would it have an	^	The site is on the edge of the settlement envelope and abuts			
	adverse impact on any historic, unique or distinctive		open countryside on the ridge.			
	characteristics of the settlement's built or natural		Development does not extend			
	form?		further southwards and thus is			
L	I.	i				

			would impact on the character of the village.
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)	G	Although the site is on the egde of the settlement envelope and abuts open countryside there would be no adverse impacts as a result of the development regarding settlement pattern or historic/distinctive character

Transport and Assess to Combine					
Transport and Access to Services	Transport and Access to Services				
25 Facilities and services					
Question 26 considers the suitability and sustainability of the site for housing. It link	ks to the				
Council's Settlement Hierarchy Audit.					
Issues relating to capacity are assessed separately	-11				
25a Does the settlement have a Primary/Lower school? G Stondon Lower So	cnool				
Yes, in the settlement (G)  Yes, prepared as part of the development (C)					
Yes, proposed as part of the development (G)  No. but an adiabatic postlement does (A)					
No, but an adjoining settlement does (A)  Not in the appetitude of the properties of the properti					
Not in the settlement or an adjoining     settlement (P)					
settlement (R)  25b Does the settlement have a Middle school (if A Robert Bloomfield	Acadomy				
applicable)?	Academy,				
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 Samuel Whitbread	d Academy.				
school? Shefford	<b>,</b>				
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 G The Hawthorn Sur	rgery, Lower				
centre? Stondon					
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)	_				
What retail provision does the settlement offer?  A Convenience store	е				
Town Centre/ Supermarket (G)     Convenience Store / Post Office / Newsground					
Convenience Store / Post Office / Newsagent     (A)					
• None (R)					
27 Distance to bus stops with a frequent service (at G Service 89 – Hitch	nin				
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		
	·		
28	part of the development (G)	R	Elm approximately to Arleasy
28	Distance to nearest train station:	K	5km approximately to Arlesey
	<ul><li>Less than 800m (G)</li></ul>		station
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	R	No
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment.  Derwent lower may be able to accommodate some expansion.  Middle and upper school places are
	W		very tight in this area.
31	If not, has a commitment been made to address	Α	Not identified
\A/-1-	this?	1	In a second of a later of an a
32	r Utilities (Gas, Electricity and Broadband Infrastruc		
	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
	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)	R	Level 2 assessment required
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and will there be any remediation required?		
35	Adjoining uses	G	No immediate issues
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		
Envir	onmental Constraints		
36	Landscape character	R	Development of site not
	במוושטטעףט טוומו מטנטו	<u> </u>	207010pmont of oito flot

	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?		acceptable; exposed site on rising ground beyond settlement envelope, visual impact on wider rural landscape. Rising topography, distinctive rolling landscape surrounds, effective and appropriate landscape mitigation / screening of development cannot be achieved. Development would result in sprawl beyond existing settlement envelope into rural setting and views including PROW.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	This site is considered to have low archaeological potential and therefore the Archaeology Team have no objection to its allocation.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Open grassland potentially valuable foraging for birds & mammals. On slope, would need extensive buffering of existing hedgerow corridors
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Watercourse across site, with associated flood corridor, set within well treed area. Development would need to include a significant area of green corridor to enhance the watercourse corridor for flood risk, amenity and biodiversity improvements, No loss of LS open space. Near to Fakeswell Lane Play Area and Meadowsweet play areas, Lower Stondon Playing Field (& Play Area) and Pollards Way Recreation Area (& Play Area).
	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/14/01487/FUL
Does	the site continue to next stage?		No

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

Site is not worthy of further assessment. Although there are no major constraints to development, it is considered that the landscape impact from developing on the site does not make it appropriate for development. The site would extend development southwards, beyond the settlement envelope resulting in sprawl into the rural setting. The site is on an exposed site and would have a visual impact on the wider landscape.

Site not to be assessed further.

Site Assessment Framework for HOUSING<sup>22</sup>

Site details		
Reference Number	ALP271	
Site Name	Land to rear of Doctor's Surgery	
Site Address	Land to rear of Doctor's surgery	
Settlement	Lower Stondon	•
Size	Submitted Developable Area: 2.94 Submitted Whole Site Area: 2.94	
	Measured GIS Area: 3.0	
Proposed Use	Residential	
Any other	part of ALP266	•
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.				
Provisi	onal Site Capacity				
	s 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:  73  Number of proposed dwellings as per CBC methodology:  54		
	Risk (All sites which reach Stage 2 will be subject to the	ne Seaue	ntial Test)		
2 l:	s more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3		
	s more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants		
Nationa	ally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)		
4 Is	s more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not in a designation		
	s more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB		
Does th	ne site continue to next stage?		Yes		

<sup>22</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>23</sup>.

1,500	J nomes or more				
Relati	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site forms a logical extension to Lower Stondon and there are no physical constraints preventing the site being accessed from Lower Stondon. The site would extend the settlement envelope westwards and depends on whether the greyhound stadium is redeveloped.		
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 the site forms an infill and continues with the existing development pattern of the village		
Does	the site continue to next stage?		Yes		

STAG	E 1C ASSESSMENT				
This s	his stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>24</sup> .				
Critic	Critical Infrastructure				
8	Can the site meet the <b>critical infrastructure</b> G	None evident			
	requirements that will enable delivery <sup>25</sup> ?				
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.

to dev	elop trie site.			
Avail	Availability			
9	What is the existing use of the site?	G	Open field	
	Would the existing use limit the development potential?			
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Private Land owner	
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	Non evident	

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages towns and cities.pdf</a>)

<sup>&</sup>lt;sup>24</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>&</sup>lt;sup>25</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.

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	None apparent
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 <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.

	still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.				
Greer	nbelt				
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.26	Yes/ No/ N/A	Details		
Does the site continue to next stage?			Yes		

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

## **STAGE 2 ASSESSMENT**

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

## **Previously Developed Land**

16	Is the site Previously Developed Land in accordance	R	100 Greenfield

<sup>&</sup>lt;sup>26</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	munity		
17	Neighbourhood Planning (only applicable in	No	Area designated
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?	<b> </b>	<u> </u>
18	Community Consultation	No	None evident
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	NIO	The second distribution of the second on
19	Sustainability of Settlement	No	There would be no impact on
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public house etc)		
Cumi	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		ĺ
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 7
	Less than 5% growth (G)		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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		I N. d.:
22	Are there any physical constraints or permanent	G	Nothing evident
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Dalat	works, topography or wind turbines.		
<u>Relati</u> 23	ionship to Settlement  Would development of the site be complementary to	A	Development of this site would
23	the existing settlement pattern, and would it have an	\ \frac{\tau}{\tau}	extend the boundary westwards
	adverse impact on any historic, unique or distinctive		and its impact would depend on
	characteristics of the settlement's built or natural		whether the stadium site is
	form?		redeveloped or not.
Agric	cultural Land Quality		redeveloped of flot.
<u> 24</u>	Would the development impact on high quality	R	More than 50% of site is within
	agricultural land?		Grade 2 agricultural land
	50% or more in non-agricultural land (G)		Orace 2 agricultural laria
	= 50% OF MOTA IN NON-300CHILLIAH 1300 ((3)		

•	50% of more in Grade 3b, 4 or 5 (A)	
•	50% or more in Grade 1, 2 or 3a (R)	

Stage	ge 2B will be looked at as a whole using planning balance.				
	ransport 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					
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
	settlement (R)	_			
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,		
	applicable)?		Shefford		
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,		
	school?		Shefford		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
05.1	Other catchment school available (A)		T		
25d	Does the settlement have a GPs surgery or medical centre?	G	The Hawthorn Surgery, Lower Stondon		
	Yes, in the settlement (G)		Storidori		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience store		
	Town Centre/ Supermarket (G)     Construction (Newspaper)				
	Convenience Store / Post Office / Newsagent     (A)				
	(A) • None (R)				
27	Distance to bus stops with a frequent service (at	G	Service 89 – Hitchin		
	least hourly at peak times):	_			
	<ul> <li>Less than 400m (G)</li> </ul>				
	• 400m-800m (A)				
	<ul> <li>Over 800m (R)</li> </ul>				
	OR submission form stated that improved				
	public transport facilities could be provided as				
28	part of the development (G)  Distance to nearest train station:	R	4km approximately to Arlesey		
20	Less than 800m (G)		station		
	• 800m-1200m (A)				
	• Over 1200m (R)				
	- · · · · · · · · · · · · · · · · · · ·	I			

29	Is the site accessible from the existing road network?	G	Access via Station Road
	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are
31	If not, has a commitment been made to address this?	Α	very tight in this area.  Not identified
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and
			identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	et)	any upgrades required.
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G)  Consider Further Assessment (A)  Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	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)	G	No immediate issues
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Potential for development; exposed rural landscape to north beyond settlement envelope, need to ensure effective landscape mitigation to screen rural views.  Query capacity of access?  Development must sit within landscape framework to enhance site and integrate within setting.

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	Adequate offset required between development and northern site boundary to include landscape planting buffer, with all landscape edges within public realm.  Opportunity to enhance setting / access to PROW.  Access to site does not appear to be of scale to facilitate 70+ dwellings, need to conserve character of Station Road and limit gaps in frontages.  Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains and contains features identified from aerial photography (recorded in CBC Historic Environment Record). Therefore this site has archaeological potential.  Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with
			viability.
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	Retain and buffer existing boundary hedgerow Possible impact to farmland species.
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 along top of site, hedgerows around site would need reinforcing, and ROW corridor enhancing.
	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?		Yes

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

Although there are no major constraints to development on the site, the suitability and impact of the site on the character and settlement pattern of Stondon would depend on whether the greyhound stadium is redeveloped or not.

Site to be considered further for consideration.

## **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.

Viahi	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				
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements;		

		and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 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.

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 HOUSING<sup>27</sup>

Site details	Site details			
Reference Number	ALP272			
Site Name	Land south of Greyhound Track			
Site Address	Land south of Greyhound Track			
Settlement	Lower Stondon			
Size	Submitted Developable Area: 0.88			
	Submitted Whole Site Area: 0.88			
	Measured GIS Area: 0.89			
Proposed Use	Residential			
Any other	Part of larger site ALP266, similar to NLP428			
information				

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

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

STAG	GE 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%  1 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:  22  Number of proposed dwellings as per CBC methodology:  21			
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)					
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants			
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	Not in a designation			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB			
Does	the site continue to next stage?		Yes			

<sup>&</sup>lt;sup>27</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>28</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?	G	Site relates well to existing village and no physical barriers are evident
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence evident
Does	the site continue to next stage?		Yes

STAC	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able to mee	t their critical infrastructure needs <sup>29</sup> .	
Critic	Critical Infrastructure		
8	Can the site meet the <b>critical infrastructure</b> G	None required	
	requirements that will enable delivery <sup>30</sup> ?		
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** What is the existing use of the site? G Redundant scrubland - Greenfield Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Private Land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could Non evident G delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G No planning application the proposed use? If yes, then score as Red because it's not eligible for allocation.

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 <a href="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</a>)

<sup>&</sup>lt;sup>29</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>&</sup>lt;sup>30</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.

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 <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.

i iaii.					
Green	Greenbelt				
13	Is the site located within the Green Belt?	No	Details on coverage		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.31	Yes/ No/ N/A	Details		
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

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

<sup>&</sup>lt;sup>31</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	NA
	designated areas)	110	
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	NA
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No loss
	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	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	Less than 5% growth (G)  The state of t		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
21	census and completions data).	G	Number of houses in 2016, 1.125
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to	G	Number of houses in 2016: 1,135
	be completed?		Number of outstanding completions 2016: 7
	Less than 5% growth (G)		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		1 Groomage Growth G.0270
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	Α	If developed independently from
	features that affect the site's developability?		ALP266, access may be an issue
	For example pylons, gas works, sewage treatment		
<u></u>	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	G	It is considered that it would not
	the existing settlement pattern, and would it have an		have any adverse impacts on the
	adverse impact on any historic, unique or distinctive		settlement pattern.
	characteristics of the settlement's built or natural		
	form?		
	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
1	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
İ		•	1
	<ul><li>50% of more in Grade 3b, 4 or 5 (A)</li><li>50% or more in Grade 1, 2 or 3a (R)</li></ul>		

	question does not mean that the site will be automatically e 2B will be looked at as a whole using planning balance		o at this stage as the ratings across
	sport and Access to Services	<b>/•</b>	
<u> 25</u>	Facilities and services		
23	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.	to for flodding. It links to the	
	Oddron a Cottlement Flicturerly Addit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Stondon Lower School
<b></b> 0u	Yes, in the settlement (G)		Storidor Edwer Gerioor
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,
230	applicable)?	A	Shefford
			Silelioid
	<ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	, ,		
25c	Other catchment school available (A)  Doos the cettlement have a Secondary/Management have a Secondary/Management.	Α	Samuel Whitbread Academy,
250	Does the settlement have a Secondary/ Upper	A	Shefford
	school? • Yes, in the settlement (G)		Shellord
	Yes, proposed as part of the development (G)  No. but an adiabatic property data (A)		
	No, but an adjoining settlement does (A)  Other setables are set and surgicable (A)		
254	Other catchment school available (A)	0	The Headbarn Comment Laws
25d	Does the settlement have a GPs surgery or medical	G	The Hawthorn Surgery, Lower Stondon
	centre?		Storidori
	Yes, in the settlement (G)  Yes, proposed as part of the development (C)		
	Yes, proposed as part of the development (G)  No. but an addition a attlement data (A)		
	No, but an adjoining settlement does (A)  Not in the settlement or an adjoining.		
	Not in the settlement or an adjoining		
20	settlement (R)	Λ	Convenience stone
26	What retail provision does the settlement offer?	Α	Convenience store
	Town Centre/ Supermarket (G)     Convenience Store / Boot Office / Newspapert		
	Convenience Store / Post Office / Newsagent		
	(A)		
27	None (R)  Distance to have stone with a frequent corning (at	Λ	E47
27	Distance to bus stops with a frequent service (at least hourly at peak times):	Α	517m
	Less than 400m (G)		
	• 400m-800m (A)		
	Over 800m (R)  OB substitution forms stated that improved the state of the sta		
	OR submission form stated that improved  public transport facilities could be provided as		
	public transport facilities could be provided as		
20	part of the development (G)	R	Over 1200m
28	Distance to nearest train station:	K	Over 1200m
	• Less than 800m (G)		
	• 800m-1200m (A)		
	Over 1200m (R)		
29	Is the site accessible from the existing road network?	Α	Shefford Road

	De the level ask ask have assessing at all time 0	Ι Δ	Otan dan lawania an a sanatasin ad
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.
			Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	А	Not identified
Wate	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health		
34	Contamination  Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Comment from ALP266 – Scope for new development – need to create a sense of place
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	From ALP266 - Appropriate mitigation required

38	Ecological Assets	R/A/G	Retain woodland and boundaries.
	What would the impacts of development be on any		
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	Α	No Parish GI Plan. Not identified in
	Are there any potential conflicts with open space,		Mid Beds GI Plan
	leisure designations or Rights of Way? Is there		
	capacity to provide the required levels of open space		
	and green infrastructure?		
Miner	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plann	ning History		
41	What is the sites planning history? (For example		Details
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

No major constraints to development on site. Would be preferable to be developed as part of ALP266 as access onto Bedford Road may be an issue and would need further investigation.

Site to be considered for further assessment.

## **STAGE 3: ACHIEVABILITY**

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  • High (G) Benchmark land value comfortably exceeded by likely residual value  • Low (A) Marginal viability, with likely residual land value close to benchmark land value  • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of

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	developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.  O to 5 years
46 What is the indicative build out time of the site?	The Case Study Sites outlined
Does the site pass this stage?	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. Yes/ No

## SUMMARY

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

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

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process

- The results of public consultation
  Flood Risk Sequential Approach
  Further transport modelling
  Consultation with neighbouring authorities



Site Assessment Framework for HOUSING<sup>32</sup>

Site details	ite details				
Reference Number	ALP298				
Site Name	Land adj to Stondon Lower School				
Site Address	Land adj to Stondon Lower School				
Settlement	Lower Stondon				
Size	Submitted Developable Area: 1.34				
	Submitted Whole Site Area: 1.34				
	Measured GIS Area: 1.3				
Proposed Use	Residential				
Any other	Similar to NLP281				
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.

	GE 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:  34  Number of proposed dwellings as per CBC methodology:  31		
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)					
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants		
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	Not in a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB		
Does	the site continue to next stage?		Yes		

 $^{32}$  Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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>33</sup>.

Relationship to Settlement

	· · · · · · · · · · · · · · · · · · ·		
6	For sites that are not of a sufficient scale to be self-	Α	The site offers a logical extension
	contained, is the site a logical extension to the		to the village as it could be
	settlement or are there any major physical		considered infill however a new
	constraints(for example A roads, rivers or railways)		road access would be requires
	that separate it from the main settlement?		which is in a different ownership
7	Does the site cause coalescence between an	G	No coalescence exists
	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?		Yes

STAC	SE 1C ASSESSMENT			
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs <sup>34</sup> .		
Critic	Critical Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> G	None identified		
	requirements that will enable delivery <sup>35</sup> ?			
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** What is the existing use of the site? G Paddock Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Site is promoted by land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G Non apparent delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G None apparent the proposed use? If yes, then score as Red because it's not eligible for allocation.

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages towns and cities.pdf</a>)

<sup>&</sup>lt;sup>34</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>&</sup>lt;sup>35</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.

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 <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.

Gree	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.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.36	Yes/ No/ N/A	Details		
Does	Does the site continue to next stage?				

## STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2 ASSESSMENT**

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

## Previously Developed Land

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

<sup>&</sup>lt;sup>36</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Area designated
• •	designated areas)	140	7 irea designated
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
	Has any community consultation taken place?	' ' '	Trong Gridoni
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	There would be no impact on
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	Α	Topography – the site sites above
	features that affect the site's developability?		the road.
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	Α	The site is located above the road
	the existing settlement pattern, and would it have an		due to the steep topography.
	form?		it is considered that this
			development would have an
			adverse impact on this character.
	ultural Land Quality		
	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
24			
24	agricultural land?  • 50% or more in non-agricultural land (G)		Land. The most recent data from Natural England does not sub-
23	For example pylons, gas works, sewage treatment works, topography or wind turbines.  ionship to Settlement  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?  ultural Land Quality		The site is located above the road due to the steep topography. Development on this site of the road is primarily road frontage and it is considered that this development would have an adverse impact on this character.

<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>	classify Grades 3a and 3b. Therefore site must be rated Amber.
--	--

	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				
23	Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the si	te for housing. It links to the		
	Issues relating to capacity are assessed separately				
25a	<ul> <li>Does the settlement have a Primary/Lower school?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Stondon Lower School		
25b	Does the settlement have a Middle school (if applicable)?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Other catchment school available (A)	A	Robert Bloomfield Academy, Shefford		
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	Samuel Whitbread Academy, Shefford		
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)	G	The Hawthorn Surgery, Lower Stondon		
26	<ul> <li>What retail provision does the settlement offer?</li> <li>Town Centre/ Supermarket (G)</li> <li>Convenience Store / Post Office / Newsagent (A)</li> <li>None (R)</li> </ul>	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 part of the development (G)	G	Service 89 - Hitchin		
28	Distance to nearest train station:  • Less than 800m (G)	R	4km approximately to Arlesey station		

	- 000m 1200m (A)						
	<ul><li>800m-1200m (A)</li><li>Over 1200m (R)</li></ul>						
29	Is the site accessible from the existing road network?	G	Access off Station Road				
	School Capacity						
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are				
31	If not, has a commitment been made to address	A	very tight in this area.  Not identified				
<b>VA</b> /=1=-	this?		ha and a later stand				
	Tutilities (Gas, Electricity and Broadband Infrastruc						
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.				
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) onmental Health	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required				
34	Contamination	R/A/G	Awaiting comments				
	Are there any contamination constraints on site and will there be any remediation required?	N/A/G	Awaiting confinents				
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	А	School and Pavilion impact				
	onmental Constraints						
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Potential for development; key concern impact of access on significant hedgerow, plus need to embrace planting structures /landscape edges within public realm. Existing established hedgerow to western site boundary				

П		Π	(1 (2 12 1 2 1
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	must be retained including along site access which may impact on delivery of development.  Landscaping to site boundaries must be retained within public realm, footpath to northern site boundary must be accommodated within appropriate landscape setting.  Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains and is adjacent to the historic core of the settlement of Lower Stondon. Therefore this site has archaeological potential.  Archaeological potential does not
			prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No Issues
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	Well established hedgerows, and woodland to the NE and NW edges – would need extending and buffering, and hedgerows retaining and enhancing. RoW along top of site, would need to be enhanced. Development on the lower section of the site, with environmental enhancements to the top of the site would be acceptable.
	als and Waste	<u> </u>	No logues
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No Issues
	ing History		110
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although there are no major constraints to development, there are concerns that the site sits higher than the road frontage due to the topography of the site.

Access needs further investigation.

#### **STAGE 3: ACHIEVABILITY**

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

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

Guided Busway; M1 improvements;

		and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does t	the site pass this stage?	Yes

## **SUMMARY**

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

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

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

Site Assessment Framework for HOUSING<sup>37</sup>

Site details	<u> </u>	
Reference Number	ALP304	
Site Name	Land West of Bedford Road	
Site Address	Land West of Bedford Road	
Settlement	Lower Stondon	
Size	Submitted Developable Area: 3.4	
	Submitted Whole Site Area: 3.4	
	Measured GIS Area: 3.4	
Proposed Use	Residential	
Any other	Adjoins ALP266	
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.

CTAC	E 1A ACCECCMENT				
	STAGE 1A ASSESSMENT				
	stage of the assessment rules out sites that are too sma	ii or conii	ict with national policy designations.		
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60%  Note: for this calculation use the submitted  Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma:  100  Number of proposed dwellings as per CBC methodology:  61		
Flood	this is smaller.  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	Not in flood zone 2 or 3		
_	or 3?	110	Not in flood Zone Z or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants		
Natio	nally significant designations (All sites which reach S		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	Not in a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB		
Does the site continue to next stage? Yes					

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

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>38</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?	G	No physical constraints separating site from Lower Stondon
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site does not cause coalescence
Does the site continue to next stage?			Yes

STAG	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>39</sup> .			
Critic	al Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> G	None apparent		
	requirements that will enable delivery <sup>40</sup> ?			
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** What is the existing use of the site? Agricultural land G Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Private land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G None apparent delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G None apparent the proposed use? If yes, then score as Red because it's not eligible for allocation.

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages towns and cities.pdf</a>)

<sup>&</sup>lt;sup>39</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>&</sup>lt;sup>40</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.

|--|

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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.41	Yes/ No/ N/A	Details	
Does	the site continue to next stage?		Yes	

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

## **STAGE 2 ASSESSMENT**

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

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

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Area designated
	designated areas)	1.0	, wear accignated
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	There would be no negative impact
	Would this proposal impact on the sustainability of		on sustainability
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public house etc)		
Cumi	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
20	years, what has been the level of housing growth in	1	Number of houses in 2006: 331
	the parish?		Percentage Growth: 27.38%
	Less than 5% growth (G)		, o, oo maga o man = 1, 100 / 5
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 7
	• Less than 5% growth (G)		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> <li>This is calculated by working out the total number of</li> </ul>		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	None evident – topography is
	features that affect the site's developability?		relatively flat
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement	D	Nist uples are trained to 1.
23	Would development of the site be complementary to	R	Not unless greyhound track is
	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive		redeveloped as this acts as site does not abut the settlement
	characteristics of the settlement's built or natural		envelope
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	• 50% of more in Grade 3b, 4 or 5 (A)		classify Grades 3a and 3b.
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		Therefore site must be rated
	•		

	Amber
	7 (111001)

	any question does not mean that the site will be automatically excluded at this stage as the ratings across					
	Stage 2B will be looked at as a whole using planning balance.  Transport and Access to Services					
25						
23	Question 26 considers the suitability and sustainability of the site for housing. It links to the					
	Council's Settlement Hierarchy Audit.	Of the Sh	is for flodding. It lifting to the			
	Source of Source Filter and Transfer Filter					
	Issues relating to capacity are assessed separately					
25a	Does the settlement have a Primary/Lower school?	G	Stondon Lower School			
	Yes, in the settlement (G)					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
	Not in the settlement or an adjoining					
	settlement (R)					
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,			
	applicable)?		Shefford			
	<ul> <li>Yes, in the settlement (G)</li> </ul>					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
	<ul> <li>Other catchment school available (A)</li> </ul>					
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,			
	school?		Shefford			
	<ul> <li>Yes, in the settlement (G)</li> </ul>					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
	Other catchment school available (A)					
25d	Does the settlement have a GPs surgery or medical	G	The Hawthorn Surgery, Lower			
	centre?		Stondon			
	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  and the settlement of an adjoining					
26	settlement (R) What retail provision does the settlement offer?	Α	Convenience Store			
20	Town Centre/ Supermarket (G)	^	Convenience Store			
	Convenience Store / Post Office / Newsagent					
	(A)					
	• None (R)					
27	Distance to bus stops with a frequent service (at	Α	Service 89 - Hitchin			
	least hourly at peak times):	' `	- Corving Co - rinterimi			
	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	3.5km approximately to Arlesey			
	<ul> <li>Less than 800m (G)</li> </ul>		station			
	• 800m-1200m (A)					
	<ul> <li>Over 1200m (R)</li> </ul>					
29	Is the site accessible from the existing road network?	G	Yes A600 Bedford Rd			

Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	А	Not identified
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
33	<ul> <li>age and Flooding (All sites subject to Sequential Te</li> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
Envis	Further Assessment Required (R)     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	Greyhound Stadium/Road Noise
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site not acceptable; open, rural site beyond defined settlement envelope. Existing settlement envelope clearly defined by consistent treed belt. Site forms part of rural landscape setting to Stondon and must be retained as such to avoid sprawl. Character of Bedford Road quickly reverts to rural approach, any additional junctions /

		1				
			roundabouts to access site would be highly urbanising and not acceptable.			
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains and contains features identified from aerial photography (recorded in CBC Historic Environment Record). Therefore this site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.			
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	Opportunities for enhancement, retain and buffer hedgerows. Possible impact to farmland species.			
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?	А	Established hedgerow edge would need to be retained and enhanced, and adjacent woodland buffered and extended. Loss of Allotments West of Three Star Park. Adj to Pollards Way Recreation Area.			
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			
	Planning History					
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA			
Does	the site continue to next stage?		Yes			

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is considered for further assessment.

There are concerns relating to the development of the site in that the site forms part of the rural landscape setting to Stondon and it is considered that it should be retained as such to avoid sprawl.

The site is also located adjacent to the greyhound stadium and has the potential to form a comprehensive development with appropriate landscape buffering.

#### **STAGE 3: ACHIEVABILITY**

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

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

# Viability

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

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.

## **Achievability**

Are there any market factors which would affect deliverability?

The Council's Residential Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such

		infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does	the site pass this stage?	Yes

## **SUMMARY**

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

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

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

Site Assessment Framework for HOUSING<sup>42</sup>

Site details	Site details				
Reference Number	ALP378				
Site Name	Trinity College Farm				
Site Address	Trinity College Farm, Shillington Road				
Settlement	Lower Stondon				
Size	Submitted Developable Area: 1.7ha				
	Submitted Whole Site Area: 6.7ha				
	Measured GIS Area: 5.45ha				
Proposed Use	Residential				
Any other	See NLP162				
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.				
	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	No	Number of proposed dwellings as per proforma: 40-60		
	areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%		Number of proposed dwellings as per CBC methodology:		
	• 0.4 to 2 hectares 80%		100		
	<ul> <li>2 hectares or above 60%</li> </ul>				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding		
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	Not in floodzone 2 or 3		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not at risk from surface water flooding		
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>42</sup> 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<sup>43</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?	G	The proposed site forms a logical extension to Lower Stondon in the south.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

STAG	GE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>44</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> A	Further information required		
	requirements that will enable delivery <sup>45</sup> ?			
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** What is the existing use of the site? G Agricultural land Would the existing use limit the development 10 Is the land controlled by a developer or land owner The landowners are intent on G who has expressed an intention to develop the site? developing the site. 11 Are there any legal or ownership problems that could G No known legal or ownership delay or prevent development? problems. If Yes, then can these be issues be realistically overcome? G 12 Does the site already have planning permission for No recent planning applications for the proposed use? If yes, then score as Red this type of development.

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 )

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>&</sup>lt;sup>45</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.

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

### STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <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.

Plan.	Plan.				
Greei	nbelt				
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.46	Yes/ No/ N/A	Details		
Does	the site continue to next stage?		Yes		

# STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2 ASSESSMENT**

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

## **Previously Developed Land**

16 Is the site Previously Developed Land in accordance | R | Mostly agricultural scrub | with the NPPF definition?

<sup>&</sup>lt;sup>46</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	760/ 1000/ (C)		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
Comr	• 25% - 0% (Greenfield) (R)  munity		
17	Neighbourhood Planning (only applicable in	No	Designated area
17	designated areas)	INO	Designated area
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
.0	Has any community consultation taken place?	110	The known community constitution
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Proposal would add services
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	Ilative Impact		
20	Considering housing completions over the past 10	R	There has been a 27.38% growth
	years, what has been the level of housing growth in		of houses in Lower Stondon.
	the parish?		
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)  This is a factor of the fac		
	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 would be an additional
	outstanding permissions (as of April 2016) were to		0.62% growth taking into account
	be completed?		outstanding permissions.
	Less than 5% growth (G)		colorality permissions.
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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).		
	cal Constraints		
22	Are there any physical constraints or permanent	Α	Topography – site is on a ridge
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Dolos	works, topography or wind turbines.		
23	Would development of the cite be complementary to	Λ	Due to the tenegraphy of the site of
23	Would development of the site be complementary to the existing settlement pattern, and would it have an	Α	Due to the topography of the site, a smaller portion of the proposal
	adverse impact on any historic, unique or distinctive		would be considered more
	characteristics of the settlement's built or natural		appropriate for development.
	form?		appropriate for development.
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	50% or more in non-agricultural land (G)		
	50% of more in Grade 3b, 4 or 5 (A)		
<u> </u>	· ( )	i	

• 50% or more in Grade 1, 2 or 3a (R)

## **STAGE 2 ASSESSMENT**

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

Stage	Stage 2B will be looked at as a whole using planning balance.			
Trans	Transport and Access to Services			
25	Facilities and services  Question 26 considers the suitability and sustainability	of the cit	re for housing. It links to the	
	Council's Settlement Hierarchy Audit.	OI THE SIT	te for flodsling. It liftes to the	
	,			
	Issues relating to capacity are assessed separately	T -		
25a	Does the settlement have a Primary/Lower school?	G	In settlement	
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>			
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	Α	Adjoining settlement	
	applicable)?			
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>			
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>			
	Other catchment school available (A)			
25c	Does the settlement have a Secondary/ Upper	Α	Other catchment school available	
	school?			
	Yes, in the settlement (G)  Yes, prepared as part of the development (C)  The settlement (C)  Yes, prepared as part of the development (C).			
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>			
	<ul> <li>Other catchment school available (A)</li> </ul>			
25d	Does the settlement have a GPs surgery or medical	G	In settlement	
	centre?			
	Yes, in the settlement (G)			
	Yes, proposed as part of the development (G)			
	<ul><li>No, but an adjoining settlement does (A)</li><li>Not in the settlement or an adjoining</li></ul>			
	settlement (R)			
26	What retail provision does the settlement offer?	Α	Convenience store	
	Town Centre/ Supermarket (G)			
	Convenience Store / Post Office / Newsagent			
	(A)			
27	None (R)  Distance to bus stops with a frequent service (at	R	Over 800m	
21	least hourly at peak times):	K	Over 800III	
	• Less than 400m (G)			
	• 400m-800m (A)			
	<ul> <li>Over 800m (R)</li> </ul>			
	<ul> <li>OR submission form stated that improved</li> </ul>			
	public transport facilities could be provided as			
28	part of the development (G)  Distance to nearest train station:	R	Over 1200m	
20	Less than 800m (G)	'`	O V G1 1200111	
	• 800m-1200m (A)			
	• Over 1200m (R)			
29	Is the site accessible from the existing road network?	G	Yes	

Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	cumulative impact of smaller
	20 the local contests have capacity at all liere.	' `	developments is likely to be a
			concern. Lower school places are
			very tight in Stondon
31	If not, has a commitment been made to address	Α	Lower, middle and upper schools in
3.	this?		this area are unlikely to be able to
	u 113 :		manage the impact of development
			without expansion. New middle and
			upper school places may be
			provided within the proposed Pix
			Brook Free School, if the
			application for that is approved by
107			the EFA.
	Tutilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	<ul> <li>No assessment required (G)</li> </ul>		unlikely to be required
	Consider Further Assessment (A)		·
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	G	Traffic Noise
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	Α	Some limited scope for
	What would the impacts of development be on the		development on lower slopes
	landscape character or setting of the area or any		adjacent to settlement.
	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	G	Site is considered to have low
			2.13 .0 00.10.00100 10 11010 1011

	What would the impacts of development be on any heritage assets and their setting?		archaeological potential. No objection to allocation
	Are there any opportunities for enhancement of these assets?		,
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are	A/G	Open grassland potentially valuable foraging for birds & mammals. On slope, would need
	there any opportunities for their enhancement?		extensive buffering of existing hedgerow corridors
39	Open space/leisure and GI assets  Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G	No parish GI plan for Stondon. Not in district GI network. Flood risk area to south of site.
Miner	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning
Does	the site continue to next stage?		yes

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

Although there are no major physical constraints to development on the site, due to the topography and the impact on the landscape in the south of Stondon, a smaller portion of the site can be considered for further assessment. (NLP162).

## **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	/iability					
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.			
44	Are there any market factors which would affect deliverability?		No known issue  The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and			

Outside Plan Period  What is the indicative build out time of the site?  Over a 2 year period  The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per	Central Bedfordshire of 10.74%.  This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.  When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years
The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per	
	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does the site pass this stage? Yes	Does the site pass this stage? Yes

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

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

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



Site Assessment Framework for HOUSING<sup>47</sup>

Site details	
Reference Number	ALP469
Site Name	Henlow Greyhound Stadium
Site Address	Henlow Greyhound Stadium
Settlement	Lower Stondon
Size	Submitted Developable Area: 2.2
	Submitted Whole Site Area: 2.9
	Measured GIS Area: 2.9
Proposed Use	Residential
Any other	Similar to NLP469 and ALP268 and within ALP266
information	

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT					
	stage of the assessment rules out sites that are too sma	II or conf	lict 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:  100  Number of proposed dwellings as per CBC methodology:  39			
Flood	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	Not in flood zone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants			
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	Not in a designation			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB			
Does	the site continue to next stage?		Yes			

47 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<sup>48</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?	G	Site relates well to existing village and no physical barriers are evident		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence evident		
Does the site continue to next stage?			Yes		

STAC	GE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>49</sup> .				
Critic	al Infrastructure				
8	Can the site meet the critical infrastructure	G	None required		
	requirements that will enable delivery <sup>50</sup> ?				
Does	the site continue to next stage?		Yes		

STAG	STAGE 1D ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for				
devel	opment where there are no legal or ownership problems	s and the	landowner has expressed an		
intent	ion to develop the site.				
Avail	ability				
9	What is the existing use of the site?	Α	Greyhound track – loss of		
	Would the existing use limit the development		employment land		
	potential?				
10	Is the land controlled by a developer or land owner	G	Private Land owner		
	who has expressed an intention to develop the site?				
11	Are there any legal or ownership problems that could	G	No legal issues evident (there is a		
	delay or prevent development?		tenancy on the site which is		
	If Yes, then can these be issues be realistically		immediately breakable)		
	overcome?				
12	Does the site already have planning permission for	G	NA		
	the proposed use? If yes, then score as Red				

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-</a>

led garden villages towns and cities.pdf )

49 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.

significant delays in the delivery of development.

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

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

### STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <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.

Pian.					
Green	Greenbelt				
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.51	Yes/ No/ N/A	Details		
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**

I I CAL	i reviously beveloped Land					
16	Is the site Previously Developed Land in accordance	G	100% brownfield (pdl)			
	with the NPPF definition?					

<sup>51</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	760/ 1000/ (C)		
	<ul><li>76% - 100% (G)</li><li>26 - 75% (A)</li></ul>		
	· ,		
Comr	• 25% - 0% (Greenfield) (R)  munity		
17	Neighbourhood Planning (only applicable in	No	Area designated
17	designated areas)	INO	Area designated
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
10	Has any community consultation taken place?	140	None evident
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Loss of employment, leisure and
	Would this proposal impact on the sustainability of		community facility
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	ılative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	<ul> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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		
24	census and completions data).	0	Number of houses in 2040: 4.425
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135 Number of outstanding completions
	outstanding permissions (as of April 2016) were to be completed?		2016: 7
	Less than 5% growth (G)		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		1 croomage Growth. 0.0270
	<ul><li>More than 20% growth (R)</li></ul>		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	None evident
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	G	Site developed as stadium and
	the existing settlement pattern, and would it have an		adjoins settlement boundary
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
Agric	form?		
	Would the development impact on high quality	D	Grade 2 and 2
24	Would the development impact on high quality agricultural land?	R	Grade 2 and 3
	• 50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	<u> </u>	

• 50% or more in Grade 1, 2 or 3a (R)

## **STAGE 2 ASSESSMENT**

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

Stage	e 2B will be looked at as a whole using planning balance.				
Trans	nsport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Stondon Lower School		
	Yes, in the settlement (G)		20.00.		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,		
	applicable)?		Shefford		
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Other catchment school available (A)</li> </ul>				
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,		
	school?		Shefford		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
05.1	Other catchment school available (A)		T. II		
25d	Does the settlement have a GPs surgery or medical centre?	G	The Hawthorn Surgery, Lower Stondon		
	<ul><li>Yes, in the settlement (G)</li></ul>		Storidon		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience store		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A) None (P)				
27	None (R)  Distance to bus stops with a frequent service (at	Α	Service 89 – Hitchin		
-	least hourly at peak times):	' `	COLVIDO DO TINOLINI		
	• Less than 400m (G)				
	• 400m-800m (A)				
	• Over 800m (R)				
	<ul> <li>OR submission form stated that improved</li> </ul>				
	public transport facilities could be provided as				
00	part of the development (G)	<u> </u>	O. Slave and provinced by the A. I.		
28	Distance to nearest train station:	R	3.5km approximately to Arlesey station		
	<ul><li>Less than 800m (G)</li><li>800m-1200m (A)</li></ul>		StatiOH		
	<ul><li>Over 1200m (R)</li></ul>				
29	Is the site accessible from the existing road network?	G	Yes A600 Bedford Rd		
23	is the site accessible from the existing road network!		1 00 /7000 Douioiu Nu		

School Capacity					
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are very tight in this area.		
31	If not, has a commitment been made to address this?	А	Not identified		
Water	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of		
Droin	are and Flooding (All sites subject to Sequential To	-4\	any upgrades required.		
33	<ul> <li>age and Flooding (All sites subject to Sequential Te</li> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required		
Envir	onmental Health				
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments		
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road noise		
	onmental Constraints				
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Development of site acceptable; need to ensure appropriate and effective landscape mitigation linked to GI enhancement. Enhance Bedford Road approach. Need to ensure development is integrated within a landscape setting / buffer with rural landscape to north especially. Opportunity to enhance frontage to Bedford Road / landscaped		

			gateway to Stondon, avoid any new
			roundabout junction.
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. This site lies within a landscape that is known to contain multi-period archaeological remains. The Greyhound Stadium itself is also of heritage interest in relation to the origins and development of sports stadiums. Therefore this site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any
			proposal to prevent issues with viability.
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	Previously developed, opportunity 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	Established hedgerow edges would need to be retained and enhanced, and adjacent woodland buffered and extended. Loss of Allotments West of Three Star Park. Adj to Pollards Way Recreation Area. Near to Woodpecker Mead Play Area (potential dev), Swift Meadow Play Area, BMX track off Station Road, Lower Stondon Playing Field (& Play Area), and All Saints Church Cemetery.
	rals and Waste	T	
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Outline planning permission (Reference: MB/00/02005/OA) was refused on 21 February 2002 for residential development at the site

	given it would be contrary to policies H06, CS19 and SR4 of the Mid Bedfordshire Local Plan First Deposit Plan. (Reference: MB/01/01880/FULL) was refused on 5 March 2002, and subsequently dismissed at appeal on 16 January 2003, for use of the site as a speedway track.
Does the site continue to next stage?	Yes

#### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

No major constraints to development on the site. The site is already in use as a stadium and ancillary uses. Proposed development of the site could have the potential to enhance road frontage into Stondon.

## **STAGE 3: ACHIEVABILITY**

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  • High (G) Benchmark land value comfortably exceeded by likely residual value  • Low (A) Marginal viability, with likely residual land value close to benchmark land value  • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively shor period of time, whereby it is considered that the viability of developments within this report ha been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house pric increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has

		trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery?	0 to 5 years
	0 to 5 years (deliverable)	· ·
	• 6 to 10 years	
	<ul><li>11 to 15 years</li><li>15 to 20 years</li></ul>	
	Outside Plan Period	
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does	the site pass this stage?	Yes

## **SUMMARY**

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

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

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

Site Assessment Framework for HOUSING<sup>52</sup>

Site details	
Reference Number	NLP162
Site Name	Land at Trinity College Farm
Site Address	Land at Trinity College Farm
Settlement	Lower Stondon
Size	Submitted Developable Area: 2.5
	Submitted Whole Site Area: 5.5
	Measured GIS Area: 2.8
Proposed Use	Residential
Any other	Smaller parcel than ALP378
information	

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
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%  1 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:  75  Number of proposed dwellings as per CBC methodology:  50		
Flood	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	Not in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants		
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	Not in a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB		
Does	the site continue to next stage?		Yes		

 $^{52}$  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<sup>53</sup>.

Relationship to Settlement

	toladonomp to cottlement			
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	Site extends southwards of Stondon outside the settlement envelope. Potential for the site to be a logical extension.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site doesn't cause coalescence	
Does	the site continue to next stage?		Yes	

STAG	SE 1C ASSESSMENT		
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>54</sup> .		
Critic	Critical Infrastructure		
8	Can the site meet the <b>critical infrastructure</b> G	None apparent	
	requirements that will enable delivery <sup>55</sup> ?		
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** What is the existing use of the site? G Redundant barn/agricultural land Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Sole owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could Α Existing overage agreement with delay or prevent development? **Bedfordshire County Council** If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G No relevant planning application. the proposed use? If yes, then score as Red because it's not eligible for allocation.

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages towns and cities.pdf</a>)

<sup>&</sup>lt;sup>54</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>&</sup>lt;sup>55</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.

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.

Greenbelt				
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.56	Yes/ No/ N/A	Details Yes	
Does	the site continue to next stage?		162	

## 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

ı	LICAL	reviously beveloped Land				
ĺ	16	Is the site Previously Developed Land in accordance	R	100% Greenfield (pdl)		
		with the NPPF definition?				
		• 76% - 100% (G)				

<sup>&</sup>lt;sup>56</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	munity		
17	Neighbourhood Planning (only applicable in	No	Area designated
	designated areas)	110	7 ii od doolgiidtod
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
	Has any community consultation taken place?	' ' '	Treme evident
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	There would be no impact on
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		occionation, or and comment
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	ulative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 7
	Less than 5% growth (G)		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		S .
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	Α	Telegraph posts/cables across site
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
B 111	For example pylons, gas works, sewage treatment works, topography or wind turbines.		
Relat			
23	works, topography or wind turbines.	A	The site is located above the road
	works, topography or wind turbines. ionship to Settlement	A	The site is located above the road due to the steep topography.
	works, topography or wind turbines.  ionship to Settlement  Would development of the site be complementary to	A	
	works, topography or wind turbines.  ionship to Settlement  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	A	due to the steep topography. Development on this site of the road is primarily road frontage and
	works, topography or wind turbines.  ionship to Settlement  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	A	due to the steep topography.  Development on this site of the road is primarily road frontage and it is considered that this
	works, topography or wind turbines.  ionship to Settlement  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	A	due to the steep topography.  Development on this site of the road is primarily road frontage and it is considered that this development would have an
23	works, topography or wind turbines.  ionship to Settlement  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	due to the steep topography.  Development on this site of the road is primarily road frontage and it is considered that this
23	works, topography or wind turbines.  ionship to Settlement  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?  cultural Land Quality		due to the steep topography. Development on this site of the road is primarily road frontage and it is considered that this development would have an adverse impact on this character.
23	works, topography or wind turbines.  ionship to Settlement  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?  cultural Land Quality  Would the development impact on high quality	A	due to the steep topography.  Development on this site of the road is primarily road frontage and it is considered that this development would have an
23	works, topography or wind turbines.  ionship to Settlement  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?  cultural Land Quality		due to the steep topography. Development on this site of the road is primarily road frontage and it is considered that this development would have an adverse impact on this character.

	•	50% of more in Grade 3b, 4 or 5 (A)	
i	•	50% or more in Grade 1, 2 or 3a (R)	

## **STAGE 2 ASSESSMENT**

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

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School
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ately to Arlesey
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29	Is the site accessible from the existing road network?	G	Shillington Road
	ol Capacity		- Chimington Road
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	Α	Not identified
Wate	Tutilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
Dunin	are and Flooding (All sites subject to Convential To	-4\	any upgrades required.
33	age and Flooding (All sites subject to Sequential Te What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G)  Consider Further Assessment (A)  Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health	1 =	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development not acceptable; Exposed site on rising ground within highly distinctive landscape setting beyond settlement envelope, AONB beyond. Rising topography, distinctive rolling landscape surrounds, effective and appropriate landscape mitigation / screening of development cannot

			be achieved. Development would result in sprawl beyond existing settlement envelope into rural setting and views including PROW
			network
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation. This site is considered to have low archaeological potential and therefore the Archaeology Team have no objection to its allocation.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Open grassland potentially valuable foraging for birds & mammals. On slope, would need extensive buffering of existing hedgerow corridors
39	Open space/leisure and GI assets  Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Established hedgerow edges would need to be retained and enhanced. No loss of LS open space.
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
Does	the site continue to next stage?		Yes

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

Although there are no major constraints to development on the site, it is considered that only limited development on this site is possible. It is considered that there is the potential for a detrimental impact on the landscape should the development extend beyond the ridge given the topography of the site and the landscape to the south of the village.

Portion of the site to be considered further for assessment.

## **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	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		

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

		completion and would build out the site at a rate of 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.

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 HOUSING<sup>57</sup>

Site details			
Reference Number	NLP179		
Site Name	n/a		
Site Address	Land between existing development at/on Station Road and Bedford Road (A600), Lower Stondon (to east and west of gold course)		
Settlement	Lower Stondon		
Size	Submitted Developable Area: Up to c30 ha (low lying part of site is in a flood zone) Submitted Whole Site Area: 36 ha Measured GIS Area: 36.75 ha		
Proposed Use	Residential development		
Any other information	NLP295		

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.

OTAG	NE 44 ACCECCMENT				
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma:  C500  Number of proposed dwellings as per CBC methodology:  540		
Floor	this is smaller.  Risk (All sites which reach Stage 2 will be subject to the	ne Segue	ontial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No No	Not in floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding		
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		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB		
Does	Does the site continue to next stage?				

<sup>&</sup>lt;sup>57</sup> 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<sup>58</sup>

Relat	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The existing golf course extends in between the halves of the site separating the two which means they are not well related but are still just about connected. As a whole the proposed development would form an island of rural and recreational land uses that are effectively landlocked by the existing settlement and new development. This could lead to the development of all of the parcels of land. If small and less extensive portions of the site were developed as apposed to the whole this development may be more acceptable however due to the consequences and precedence it is currently unsuitable.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	No coalescence between settlements but coalescence between the southern ends of Stondon
Does	the site continue to next stage?		No

STAGE 1C ASSESSMENT					
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>59</sup> .					
Critical Infrastructure					
8 Can the site meet the critical infrastructure	Α	Further information required			
requirements that will enable delivery <sup>60</sup> ?					
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

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)

<sup>&</sup>lt;sup>59</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>&</sup>lt;sup>60</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.

development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.				
Avail	Availability			
9	What is the existing use of the site?	G	Agricultural	
	Would the existing use limit the development potential?			
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowners are intent on developing the site.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.	
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	Part of the site has a screening opinion for 100 dwellings (16/04079) NLP295	
Does	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.

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

2. <sup>61</sup>		
Does the site continue to next stage?		Yes

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT) **STAGE 2 ASSESSMENT** This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. **Previously Developed Land** 16 Is the site Previously Developed Land in accordance Mostly agricultural with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community Neighbourhood Planning (only applicable in 17 No NP in early stages designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? 18 **Community Consultation** No No known community consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 19 **Sustainability of Settlement** No No impact Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc) **Cumulative Impact** 20 Considering housing completions over the past 10 R There has been a 27.38% growth years, what has been the level of housing growth in of houses in Lower Stondon. the parish? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). 21 What level of housing growth would there be if all the G There would be an additional outstanding permissions (as of April 2016) were to 0.62% growth taking into account outstanding permissions. 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). **Physical Constraints** 22 Are there any physical constraints or permanent Topography – site slopes down into

<sup>61</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	features that affect the site's developability?		the valley.	
	For example pylons, gas works, sewage treatment			
	works, topography or wind turbines.			
Relat	ionship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	Site would result in a large scale southern expansion and would result in an area of undeveloped land in the middle.	
Agric	Agricultural Land Quality			
24	Would the development impact on high quality agricultural land?	R	Grade 2	
	50% or more in non-agricultural land (G)			
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>			
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>			

# STAGE 2 ASSESSMENT

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

	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 sit	te for housing. It links to the	
	Council's Settlement Hierarchy Audit.	Council's Settlement Hierarchy Audit.		
65	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	In 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)	<b>_</b>		
25b	Does the settlement have a Middle school (if	Α	Adjoining settlement	
	applicable)?			
	Yes, in the settlement (G)  Yes, promoted to part of the development (C)  Yes, promoted to the development (C)  Yes, promoted to the development (C)			
	Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)  Other address to be advantable (A)			
05	Other catchment school available (A)	<u> </u>	Other sets	
25c	Does the settlement have a Secondary/ Upper	Α	Other catchment school available	
	school?			
	Yes, in the settlement (G)  Yes, proposed so part of the development (C)  The settlement (G)  Yes, proposed so part of the development (G)			
	• Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)  Other established (A)			
25d	Other catchment school available (A)  Deep the pattlement have a CPs surgery or medical.	G	In settlement	
230	Does the settlement have a GPs surgery or medical centre?	G	in sewement	
	Yes, in the settlement (G)			
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>			
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>			
	<ul> <li>Not in the settlement or an adjoining</li> </ul>			
	settlement (R)			
26	What retail provision does the settlement offer?	Α	Convenience store	
	Town Centre/ Supermarket (G)	-		
	Convenience Store / Post Office / Newsagent			
	(A)			

	- None (D)		
27	None (R)  Distance to bus stops with a frequent service (at	R	Over 800m
21		K	Over 600m
	least hourly at peak times):		
	• Less than 400m (G)		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	Over 1200m
	<ul> <li>Less than 800m (G)</li> </ul>		
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Yes
	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Lower school places are very tight
	Do the local concolo have capacity at all tiere.		in Stondon. A development of this
			size is likely to require new
			schools.
31	If not, has a commitment been made to address	Α	A development of this size is likely
31	this?	^	to require new schools.
Wato	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
32	infrastructure for waste water and potable water?	IVAG	statutory duty to supply water and
	illiastructure for waste water and potable water?		waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	site allocations, in regards to flood risk?		
	<ul> <li>No assessment required (G)</li> </ul>		
	<ul> <li>Consider Further Assessment (A)</li> </ul>		
	<ul> <li>Further Assessment Required (R)</li> </ul>		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	G	Road traffic may impact
_	Would any adjoining uses have the potential to	_	
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Fnvir	onmental Constraints		

36	Landscape character What would the impacts of development be on the	R	land forms part of rural landscape with views over rising ground to
	landscape character or setting of the area or any		south.
	designated landscapes? Would there be any direct		South.
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Α	Site has multi-period
	What would the impacts of development be on any		archaeological potential but this
	heritage assets and their setting?		would not prevent allocation
	Are there any opportunities for enhancement of		providing appropriate mitigation is
	these assets?		undertaken
38	Ecological Assets	Α	Large site potential for habitat
	What would the impacts of development be on any		enhancement. Impact on farmland
	biological, geological or ecological assets and are		species, buffer existing hedgerow
	there any opportunities for their enhancement?		corridors.
39	Open space/leisure and GI assets	G/A	No parish GI plan for Stondon. Not
	Are there any potential conflicts with open space,		in district GI network. ROW across
	leisure designations or Rights of Way? Is there		site, flood risk areas to south of
	capacity to provide the required levels of open space		site.
	and green infrastructure?		No loss of OS/Leisure
	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
	ning History		
41	What is the sites planning history? (For example		16.04079 – screening for 100
	planning applications and submissions to previous		dwellings
	Allocations Plans)		
Does	the site continue to next stage?		No

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

Although there are no major constraints to development on the site, the site is not considered appropriate for further consideration due to the impact on the pattern of development in Stondon and the topography of the site and resulting landscape impact.

As a whole the proposed development would form an island of rural and recreational land uses that are effectively landlocked by the existing settlement and new development. This could lead to the development of all of the parcels of land. It would have an adverse impact on the settlement pattern and character of Stondon.

Part of the site, which includes NLP295, has planning permission for 85 dwellings (16/05229)

## Site Assessment Framework for HOUSING<sup>62</sup>

Site details	
Reference Number	NLP279
Site Name	Land off Station Rd
Site Address	Land off Station Rd Stondon
Settlement	Stondon
Size	Submitted Developable Area: 2.3
	Submitted Whole Site Area: 2.3
	Measured GIS Area: 2.50
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	!!	Patricide in Carallia Plant de da C
This stage of the assessment rules out sites that are too sn	nall or conf	lict with national policy designations.
Provisional Site Capacity		
Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  10.4 to 2 hectares 80%  2 hectares or above 60%  Note: for this calculation use the submitted	No	Number of proposed dwellings as per proforma:  80  Number of proposed dwellings as per CBC methodology:  43
Developable Area, or the area measured in GIS if this is smaller.	the Secure	patial Tast)
Flood Risk (All sites which reach Stage 2 will be subject to		,
Is more than 50% of the site located in Flood Zone 2 or 3?		Not in flood zone 2 or 3
Is more than 50% of the site at risk from surface water flooding?	No	Not in flood zone 2 or 3
Nationally significant designations (All sites which reach	Stage 2 b	e subject to detailed assessment)
Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not in a designation area
Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB
Does the site continue to next stage?		Yes

 $<sup>^{62}</sup>$  Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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### **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>63</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?	G	The site forms a logical extention to Lower Stondon and there are no physical constraints preventing the site being accessed from Lower Stondon
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 the site forms an infill and continues with the existing development pattern of the village
Does	the site continue to next stage?		Yes

STAG	SE 1C ASSESSMENT			
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs <sup>64</sup> .		
Critic	Critical Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> G	None identified		
	requirements that will enable delivery <sup>65</sup> ?			
Does	the site continue to next stage?	Yes		

STAC	STAGE 1D ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for				
devel	opment where there are no legal or ownership problems	s and the	landowner has expressed an		
intent	tion to develop the site.		·		
Avail	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	100% greenfield		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Developer has 100% legal control		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None evident		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	The site has been consented (CB/16/02314/FUL)		

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 <a href="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</a>)

<sup>&</sup>lt;sup>64</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>&</sup>lt;sup>65</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.

Does the site continue to next stage?	
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## Site Assessment Framework for HOUSING<sup>66</sup>

Site details	
Reference Number	NLP281
Site Name	Land off Pastures Lower Stondon
Site Address	Land off Pastures Lower Stondon
Settlement	Lower Stondon
Size	Submitted Developable Area: 1.4
	Submitted Whole Site Area: 3.32
	Measured GIS Area: 1.34
Proposed Use	Residential/Educational
Any other information	To provide facilities safer routes to school for children, improved playground and other facilities for the Lower school, play facilities for the Stompers Early years provision, off road parking for staff and visitors, improved surveillance of the sports pitches, investment into the grassed sports pitches, tennis court, improved parking and accessibility to the playing field, improved changing accommodation

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
This s	stage of the assessment rules out sites that are too sma	ll or conf	lict 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:  35  Number of proposed dwellings as per CBC methodology:  33		
Flood	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	Not in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants		
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	Not in a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB		
Does	Does the site continue to next stage? Yes				

### **STAGE 1B ASSESSMENT**

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 $<sup>^{66}</sup>$  Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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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>67</sup> **Relationship to Settlement** For sites that are not of a sufficient scale to be self-Α The site offers a logical extension contained, is the site a logical extension to the to the village as it could be settlement or are there any major physical considered infill however a new constraints(for example A roads, rivers or railways) road access would be requires that separate it from the main settlement? which is in a different ownership G 7 Does the site cause coalescence between an No coalescence exists 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

_	STAGE 1C ASSESSMENT					
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>68</sup> .					
Critic	al Infrastructure					
8	Can the site meet the <b>critical infrastructure</b>	G	None identified			
requirements that will enable delivery <sup>69</sup> ?						
Does the site continue to next stage?						

Yes

individual context of the site.

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. **Availability** What is the existing use of the site? G 100% Greenfield incorporating Would the existing use limit the development paddocks, playing fields and associated sports, changing and potential? parking facilities 10 Is the land controlled by a developer or land owner G Developer on behalf of who has expressed an intention to develop the site? The landowners are: 1) Mr and Mrs Simkins c/o Optimis Estates: 2) Stondon Recreation Association; 11 Are there any legal or ownership problems that could The land is owned by two parties delay or prevent development? one of which is a private landowner If Yes, then can these be issues be realistically and one that is a local organisation overcome? that provides a community benefit.

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

<sup>&</sup>lt;sup>68</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>&</sup>lt;sup>69</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.

			The delivery of the development will rely on appropriate cooperation between parties, however the nature of the proposals will give comfort that any subsequent application will be submitted on behalf of both parties and delivered under a clear legal agreement.
12	Does the site already have planning permission for	G	None evident
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		
Does	the site continue to next stage?		Yes

### **STAGE 1E ASSESSMENT**

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.

	Plan.				
Gree					
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.70	Yes/ No/ N/A	Details		

 $<sup>^{70}</sup>$  Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

#### **STAGE 2: 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** Is the site Previously Developed Land in accordance 100% Greenfield 16 with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 17 Neighbourhood Planning (only applicable in No Area designated designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? 18 **Community Consultation** No None evident Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 19 Sustainability of Settlement No There would be no impact on Would this proposal impact on the sustainability of sustainability of the settlement. the settlement through the loss of services and facilities (for example, employment, retail, public house etc) **Cumulative Impact** 20 Considering housing completions over the past 10 R Number of houses in 2006: 891 years, what has been the level of housing growth in Number of houses in 2016: 1135 Percentage Growth: 27.38% the parish? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). 21 What level of housing growth would there be if all the G Number of houses in 2016: 1,135 outstanding permissions (as of April 2016) were to Number of outstanding completions be completed? 2016: 7 Percentage Growth: 0.62% 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). **Physical Constraints** G 22 Are there any physical constraints or permanent None evident features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlement**

23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural	G	The sight relates well to the existing village and surrounding uses and would not have an
Agric	form?		adverse impact on the historic or unique characteristics of the area
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	The site lies in Grade 3 Agricultural Land. The most recent data from Natural England does not subclassify Grades 3a and 3b. Therefore site must be rated Amber.

### **STAGE 2 ASSESSMENT**

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

	ge 2B will be looked at as a whole using planning balance.				
	Insport 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?	G	Stondon Lower School		
	Yes, in the settlement (G)				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,		
	applicable)?		Shefford		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,		
	school?		Shefford		
	Yes, in the settlement (G)  Yes, prepared as part of the development (C)				
	Yes, proposed as part of the development (G)  No. but on adjusting autilement data (A)				
	No, but an adjoining settlement does (A)  Other actob ment asked available (A)				
25d	Other catchment school available (A)  Dead the acttlement boys a CPs surgery or medical.	G	The Houthern Curgon, Lower		
23u	Does the settlement have a GPs surgery or medical centre?	G	The Hawthorn Surgery, Lower Stondon		
	Yes, in the settlement (G)		Storidori		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience Store		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A)				
	None (R)				
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27	Distance to bus stops with a frequent service (at	R	Over 800m
	least hourly at peak times):		
	<ul> <li>Less than 400m (G)</li> </ul>		
	• 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	4km approximately to Arlesey
	<ul> <li>Less than 800m (G)</li> </ul>		station
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Access off Station Road
		J	Access on Station Road
	ol Capacity	Ι Δ	
30	Do the local schools have capacity at all tiers?	Α	Stondon lower is on a constrained
			site and already feeling pressure
			from development in catchment.
			Derwent lower may be able to
			accommodate some expansion.
			Middle and upper school places are
			very tight in this area.
31	If not has a commitment been made to address	Λ	Not identified
31	If not, has a commitment been made to address	Α	Not identified
101 4	this?		
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	G	No issues
	site allocations, in regards to flood risk?		
	No assessment required (G)		
	Consider Further Assessment (A)		
	` ,		
F	Further Assessment Required (R)		
	onmental Health	D / 1 / 2	A 122
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	Α	School and pavilion impact
		ĺ	, r
	Would any adjoining uses have the potential to		

	cause conflict with the proposed use? (for example;		
Envir	noise and smell) onmental Constraints		
		Δ	Potential for development: key
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Potential for development; key concern impact of access on significant hedgerow, plus need to embrace planting structures /landscape edges within public realm. Existing established hedgerow to western site boundary must be retained including along site access which may impact on delivery of development.  Landscaping to site boundaries must be retained within public realm, footpath to northern site boundary must be accommodated within appropriate landscape setting.
37	Heritage/ Archaeology	Α	Site has multi-period
	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?		archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains and is adjacent to the historic core of the settlement of Lower Stondon. Therefore this site has archaeological potential.  Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
38	Ecological Assets	G	
	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		No Issues
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?	А	Well established hedgerows, and woodland to the NE and NW edges – would need extending and buffering, and hedgerows retaining and enhancing. RoW along top of site, would need to be enhanced. Development on the lower section of the site, with environmental

			enhancements to the top of the site would be acceptable.
Miner	rals and Waste		
What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?		G	No issues
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA
Does	the site continue to next stage?		Yes

### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

There are no major constraints to development on the site. There are a number of issues that would require mitigation should the site be considered further.

Site to be considered for further assessment.

### **STAGE 3: ACHIEVABILITY**

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  High (G) Benchmark land value comfortably exceeded by likely residual value  Low (A) Marginal viability, with likely residual land value close to benchmark land value  Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has

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		trends in hou transport link successful a significant in within the pip West Rail; Mupgrades; Ox Express Way Guided Busy and potential is considered infrastructure property pric Authority will increase whi increase viate development value areas I	t of not only national use prices and existing as to economically reas but also of frastructure projects beline including: East-1-A5 link road; A421 exford to Cambridge y; Luton and Dunstable way; M1 improvements; I A1 improvements. It did that as such as projects progress that es within the Local likely continue to the has and will bility/deliverability of the not only in the higher but also the lower of the 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	0 to 5 years	or the realismy.
	Outside Plan Period		
46	What is the indicative build out time of the site?	within the Co Developmen 2017) indicat has received permission a would likely t out this site.	udy Sites outlined buncil's Residential t Viability Report (Feb tes that after the site detailed planning single housebuilder take one year to build
Does	the site pass this stage?	Yes	

### **SUMMARY**

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

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

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

# Site Assessment Framework for HOUSING<sup>71</sup>

Site details	Site details			
Reference Number	NLP291			
Site Name	Land west of Bedford Road			
Site Address	Land west of Bedford Road, Lower Stondon			
Settlement	Lower Stondon			
Size	Submitted Developable Area: 4.8ha			
	Submitted Whole Site Area: 5.4ha			
	Measured GIS Area: 5.4ha			
Proposed Use	Residential and open space			
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.

	GE 1A ASSESSMENT					
This s	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 %	No	Number of proposed dwellings as per proforma:80-100			
	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 as per CBC methodology: 98			
	<ul> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> <li>Note: for this calculation use the submitted</li> <li>Developable Area, or the area measured in GIS if this is smaller.</li> </ul>					
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Segue	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in floodzone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding			
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			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB			
Does	the site continue to next stage?		Yes			

<sup>&</sup>lt;sup>71</sup> 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 <sup>72</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 proposed site is separated from Lower Stondon by agricultural land and would detract from the parkland and wetland wooded landscape along the southern boundary to Stondon.  Accordingly it is considered that the site would not form a logical extension to Lower Stondon.	
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	G	No coalescence	

No



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?

## Site Assessment Framework for HOUSING<sup>73</sup>

Site details	
Reference Number	NLP295
Site Name	Holwell Bury Farm
Site Address	Bedford Road, Lower Stondon
Settlement	Lower Stondon
Size	Submitted Developable Area: 3.22ha
	Submitted Whole Site Area: 6.13 ha
	Measured GIS Area: 5.96ha
Proposed Use	Residential and open space
Any other	Part of NLP179,
information	Planning application 16/05229 – approved for 85 dwellings

# 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	No	Number of proposed dwellings as per proforma:		
	using density of 30dph and exclude up to 40 %		90-100		
	depending on site size of land for infrastructure and services, take into account topography or significant				
	areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		per CBC methodology:		
	<ul><li>Up to 0.4 hectare 100%</li><li>0.4 to 2 hectares 80%</li></ul>		60		
	2 hectares or above 60%				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding		
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,	No	No nationally significant designations		
	Scheduled Monuments, Registered Parks and Gardens.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB		
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>73</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>74</sup>.

Relationship to Settlement

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

STAG	GE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>75</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	There are no specific critical	
	requirements that will enable delivery <sup>76</sup> ?		infrastructure requirements.	
Does	the site continue to next stage?		Yes	

STAG	STAGE 1D ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for				
develo	opment where there are no legal or ownership problems	and the	landowner has expressed an		
intenti	ion to develop the site.		·		
Availa	ability				
9	What is the existing use of the site?	G	Agricultural land		
	Would the existing use limit the development		-		
	potential?				
10	Is the land controlled by a developer or land owner	G	The landowners are intent on		
	who has expressed an intention to develop the site?		developing the site. The site is		
	subject of a promotion agreement.				
11	Are there any legal or ownership problems that could	G	No known legal or ownership		
	delay or prevent development?		problems.		
	If Yes, then can these be issues be realistically				
	overcome?				
12	Does the site already have planning permission for	R	16/5229 – 85 dwellings application		
14	bocs the site already have planning permission for	1.1	10/0223 — 00 Gwellings application		

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 )

<sup>75</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.

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

requirements will be undertaken before any sites are allocated.

the proposed use? If yes, then score as Red because it's not eligible for allocation.	approved at DMC
Does the site continue to next stage?	No



### Site Assessment Framework for HOUSING<sup>77</sup>

Site details	
Reference Number	NLP392
Site Name	Land off Mayfield Crescent
Site Address	Land off Mayfield Crescent
Settlement	Lower Stondon
Size	Submitted Developable Area: 1.4 Submitted Whole Site Area: 2.2 Measured GIS Area: 2.2
Proposed Use	Residential
Any other information	Similar to ALP270

# 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.				
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:  43  Number of proposed dwellings as per CBC methodology: 33		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The southern end of the site is located within Flood Zone 2 and 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	The southern end of the site is located within Flood Zone 2 and 3		
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	Not in a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB		
Does	Does the site continue to next stage?  Yes				

 $^{77}$  Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1	B ASSES	SMENT
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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>78</sup>.

Relationship to Settlement

1 tolati	Relationship to octaoment			
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 would extend the village southwards beyond the settlement envelope.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site doesn't cause coalescence	
Does	Does the site continue to next stage?		Yes	

STAG	BE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>79</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the <b>critical infrastructure</b>	G	None evident	
	requirements that will enable delivery <sup>80</sup> ?			
Does	the site continue to next stage?		Yes	

STAG	STAGE 1D ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for				
devel	development where there are no legal or ownership problems and the landowner has expressed an				
intent	intention to develop the site.				
Availa	ability				
9	What is the existing use of the site?	G	Agricultural land		
	Would the existing use limit the development				
	potential?				
10	Is the land controlled by a developer or land owner	G	Private land owner		
	who has expressed an intention to develop the site?				
11	Are there any legal or ownership problems that could	А	The existing access from Mayfield		
	delay or prevent development?		Crescent is capable of being		
	If Yes, then can these be issues be realistically		improved to adoptable		
	overcome?		standards. The access also serves		
			a block of 6 garages within the		
			ownership of Aragon		

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages towns and cities.pdf</a>)

<sup>&</sup>lt;sup>79</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

significant delays in the delivery of development.

80 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.

			Housing Association for which access to and from will need to be safeguarded.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	There is an extensive planning history relating to the Mayfield Farm barn conversions however in terms of the submission site itself, no planning history exists.
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.

Pian.			
Greei	nbelt		
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.81	Yes/ No/ N/A	Details
Does	the site continue to next stage?		Yes

### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

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<sup>&</sup>lt;sup>81</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

STAG	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using detailed	d desktor	assessment. A red rating for any
	ion does not mean that the site will be automatically exc		
	2A will be looked at as a whole using planning balance		
	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	100% agricultural
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	munity		
17	Neighbourhood Planning (only applicable in	No	Area designated
	designated areas)		and and great a
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
	Has any community consultation taken place?		110110 0110011
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	There would be no impact on
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		,
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	ulative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	<ul><li>Less than 5% growth (G)</li></ul>		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 7
	Less than 5% growth (G)		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	Α	There is a 11KV overhead
	features that affect the site's developability?		electricity line close to
	For example pylons, gas works, sewage treatment		the northern boundary and BT
	works, topography or wind turbines.		poles along the
		ī	
	Theres, topography or thing tanomics.		access road to Mavfield Farm
Relati			access road to Mayfield Farm.
Relati 23	ionship to Settlement  Would development of the site be complementary to	A	access road to Mayfield Farm.  The site is on the edge of the

	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		open countryside on the ridge. Development does not extend further southwards and thus is would impact on the character of the village.
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)	G	Although the site is on the edge of the settlement envelope and abuts open countryside there would be no adverse impacts as a result of the development regarding settlement pattern or historic/distinctive character

### **STAGE 2 ASSESSMENT**

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

Stage	e 2B will be looked at as a whole using planning balance	ge 2B will be looked at as a whole using planning balance.				
	Transport and Access to Services					
25	Facilities and services	1.4				
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the			
	Council's Settlement Hierarchy Audit.					
	legues relating to consoity are accessed conservable					
25a	Issues relating to capacity are assessed separately  Does the settlement have a Primary/Lower school? G Stondon Lower School					
<b>25</b> a	<ul><li>Does the settlement have a Primary/Lower school?</li><li>Yes, in the settlement (G)</li></ul>	G	Stondon Lower School			
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>					
	<ul> <li>Not in the settlement or an adjoining</li> </ul>					
	settlement (R)					
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,			
	applicable)?		Shefford			
	Yes, in the settlement (G)					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
25	Other catchment school available (A)	_				
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,			
	school?		Shefford			
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
	Other catchment school available (A)					
25d	Does the settlement have a GPs surgery or medical	G	The Hawthorn Surgery, Lower			
	centre?	-	Stondon			
	Yes, in the settlement (G)					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
	<ul> <li>Not in the settlement or an adjoining</li> </ul>					
	settlement (R)	_				
26	What retail provision does the settlement offer?	Α	Convenience store			
	Town Centre/ Supermarket (G)					
	Convenience Store / Post Office / Newsagent					
	(A)					
	None (R)					

			10 1 00 111:11
27	Distance to bus stops with a frequent service (at	G	Service 89 – Hitchin
	least hourly at peak times):		
	<ul><li>Less than 400m (G)</li></ul>		
	• 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	5km approximately to Arlesey
	<ul><li>Less than 800m (G)</li></ul>		station
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	R	No
	ol Capacity	1 (	110
30	Do the local schools have capacity at all tiers?	Α	Stondon lower is on a constrained
30	Do the local schools have capacity at all tiers:	^	site and already feeling pressure
			<b>.</b> .
			from development in catchment.
			Derwent lower may be able to
			accommodate some expansion.
			Middle and upper school places are
			very tight in this area.
31	If not, has a commitment been made to address	Α	Stondon lower is on a constrained
	this?		site and already feeling pressure
			from development in catchment.
			Derwent lower may be able to
			accommodate some expansion.
			accommodate come expansion.
			Middle and upper school places are
			very tight in this area.
Wato	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
32		IV/A/G	
	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
		<u> </u>	any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
		R	Level 2 assessment required
	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  • No assessment required (G)	R	Level 2 assessment required
	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	R	Level 2 assessment required

R/A/G   Awaiting comments   R/A/G   Awaiting comments	er g of ed.
Are there any contamination constraints on site and will there be any remediation required?  35	er g of ed.
Adjoining uses   Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)    Environmental Constraints   R   Development of site not acceptable; exposed site on ris ground beyond settlement envelope, visual impact on wid rural landscape. Rising topography, distinctive rolling landscape surrounds, effective and appropriate landscape mitigation / screening development would result in speyond existing settlement envelope into rural setting and views including PROW    37   Heritage/ Archaeology   G   This site is considered to have	er g of ed.
Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  Environmental Constraints  36 Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?  Beauty or the Nature Improvement Area?  R Development of site not acceptable; exposed site on rising ground beyond settlement envelope, visual impact on wid rural landscape.  Rising topography, distinctive rolling landscape surrounds, effective and appropriate landscape mitigation / screening development cannot be achieved Development would result in specific provided in the provided provided in the provided provided in the provided provid	er g of ed.
cause conflict with the proposed use? (for example; noise and smell)  Environmental Constraints  36 Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?  Beauty or the Nature Improvement Area?  R Development of site not acceptable; exposed site on ris ground beyond settlement envelope, visual impact on wid rural landscape. Rising topography, distinctive rolling landscape surrounds, effective and appropriate landscape mitigation / screenir development cannot be achiev Development would result in speyond existing settlement envelope into rural setting and views including PROW  This site is considered to have	er g of ed.
R	er g of ed.
R	er g of ed.
Environmental Constraints    Constraints   Constraints   Constraints	er g of ed.
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?  Beauty	er g of ed.
effective and appropriate landscape mitigation / screening development cannot be achieved Development would result in specific beyond existing settlement envelope into rural setting and views including PROW  37 Heritage/ Archaeology  G This site is considered to have	ed.
heritage assets and their setting? Are there any opportunities for enhancement of these assets?  therefore the Archaeology Tea have no objection to its allocation to its allo	m
BECOlogical Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?  A Open grassland potentially valuable foraging for birds & mammals. On slope, would not extensive buffering of existing hedgerow corridors	ed
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 Watercourse across site, with associated flood corridor, set well treed area. Development would need to include a signific area of green corridor to enhant the watercourse corridor for floorisk, amenity and biodiversity improvements, No loss of LS of space. Near to Fakeswell Land Play Area and Meadowsweet pareas, Lower Stondon Playing (& Play Area) and Pollards Watercourse across site, with associated flood corridor, set well treed area. Development would need to include a signific area of green corridor for floorisk, amenity and biodiversity improvements, No loss of LS of space. Near to Fakeswell Land Play Area and Meadowsweet pareas, Lower Stondon Playing (& Play Area) and Pollards Watercourse across site, with associated flood corridor, set well treed area. Development would need to include a signific area of green corridor for floorisk, amenity and biodiversity improvements, No loss of LS of space. Near to Fakeswell Land Play Area and Meadowsweet pareas, Lower Stondon Playing (& Play Area) and Pollards Watercourse across site, with associated flood corridor, set well treed area. Development would need to include a signific area of green corridor for floorisk, amenity and biodiversity improvements, No loss of LS of space. Near to Fakeswell Land Play Area and Meadowsweet pareas, Lower Stondon Playing (& Play Area) and Pollards Watercourse across site, with associated flood corridor, set well treed area.	eant ce od pen lay Field
Minerals and Waste	
40   What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	
Planning History	
What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)	
Does the site continue to next stage?	

Is the site suitable for the proposed development?

Although there are no major constraints to development, it is considered that the landscape impact from developing on the site make it unsuitable for development. The site would extend development southwards, beyond the settlement envelope resulting in sprawl into the rural setting. The site is on an exposed site and would have a visual impact on the wider landscape.

Site not be to considered further.



## Site Assessment Framework for HOUSING<sup>82</sup>

Site details		
Reference Number	NLP428	
Site Name	Land south of Greyhound Track	
Site Address	Land south of Greyhound Track	
Settlement	Lower Stondon	
Size	Submitted Developable Area: 0.88	
	Submitted Whole Site Area: 0.88	
	Measured GIS Area: 0.89	
Proposed Use	Residential	
Any other	Part of larger site ALP266, similar to ALP272	
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.

	GE 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%  1 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:  22  Number of proposed dwellings as per CBC methodology:  14		
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants		
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	Not in a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB		
Does	the site continue to next stage?		Yes		

<sup>82</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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This s insuffi towns	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>83</sup> .				
Relati	onship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	Site relates well to existing village and no physical barriers are evident		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not	G	No coalescence evident		

STAG	GE 1C ASSESSMENT			
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs <sup>84</sup> .		
Critic	Critical Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> G	None required		
	requirements that will enable delivery <sup>85</sup> ?			
Does	the site continue to next stage?	Yes		

Yes

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?

STAC	STAGE 1D ASSESSMENT				
This	stage of the assessment rules out sites that are not avai	lable. A	site is considered available for		
devel	opment where there are no legal or ownership problems	and the	e landowner has expressed an		
intent	tion to develop the site.				
Avail	ability				
9	What is the existing use of the site?	G	Redundant scrubland - Greenfield		
	Would the existing use limit the development				
	potential?				
10	Is the land controlled by a developer or land owner	G	Private Land owner		
	who has expressed an intention to develop the site?				
11	Are there any legal or ownership problems that could	G	Non evident		
	delay or prevent development?				
	If Yes, then can these be issues be realistically				
	overcome?				
12	Does the site already have planning permission for	G	No planning application		
	the proposed use? If yes, then score as Red				
	because it's not eligible for allocation.				

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages towns and cities.pdf</a>)

<sup>&</sup>lt;sup>84</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.

significant delays in the delivery of development.

85 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 <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.

	i idii.				
Greenbelt					
13	Is the site located within the Green Belt?	No	Not in green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.86	Yes/ No/ N/A	Details		
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**

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

<sup>&</sup>lt;sup>86</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	26 7F9/ (A)		
	• 26 - 75% (A)		
Comr	• 25% - 0% (Greenfield) (R)  nunity		
17	Neighbourhood Planning (only applicable in	No	NA
17	designated areas)	INO	INA
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	NA
	Has any community consultation taken place?	110	
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No loss
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	llative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
21	outstanding permissions (as of April 2016) were to	G	Number of nouses in 2016. 1,135
	be completed?		2016: 7
	Less than 5% growth (G)		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		r croomage cromun croz/c
	<ul><li>More than 20% growth (R)</li></ul>		
	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).		
	cal Constraints		
22	Are there any physical constraints or permanent	Α	If developed independently from
	features that affect the site's developability?		ALP266, access may be an issue
	For example pylons, gas works, sewage treatment		
Diliti	works, topography or wind turbines.		
	Would development of the cite be complemented to	<u> </u>	It is considered that it would not
23	Would development of the site be complementary to the existing settlement pattern, and would it have an	G	It is considered that it would not
	adverse impact on any historic, unique or distinctive		have any adverse impacts on the settlement pattern.
	characteristics of the settlement's built or natural		Somement pattern.
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	50% or more in non-agricultural land (G)		
	50% of more in Grade 3b, 4 or 5 (A)		
	• 50% or more in Grade 1, 2 or 3a (R)		
	30,70 01 111010 111 01 000 (11)	l	<u> </u>

### **STAGE 2 ASSESSMENT**

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

	Stage 2B will be looked at as a whole using planning balance.					
Trans	Transport 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.					
	Issues relating to capacity are assessed separately					
25a	Does the settlement have a Primary/Lower school?	G	Stondon Lower School			
	Yes, in the settlement (G)		Ciondin Zamar Camar			
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
	Not in the settlement or an adjoining					
	settlement (R)					
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,			
	applicable)?		Shefford			
	Yes, in the settlement (G)					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul><li>No, but an adjoining settlement does (A)</li><li>Other catchment school available (A)</li></ul>					
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,			
230	school?	^	Shefford			
	Yes, in the settlement (G)					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
	<ul> <li>Other catchment school available (A)</li> </ul>					
25d	Does the settlement have a GPs surgery or medical	G	The Hawthorn Surgery, Lower			
	centre?		Stondon			
	Yes, in the settlement (G)					
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>					
	<ul><li>No, but an adjoining settlement does (A)</li><li>Not in the settlement or an adjoining</li></ul>					
	settlement (R)					
26	What retail provision does the settlement offer?	Α	Convenience store			
	Town Centre/ Supermarket (G)					
	Convenience Store / Post Office / Newsagent					
	(A)					
	None (R)					
27	Distance to bus stops with a frequent service (at	Α	517m			
	least hourly at peak times):					
	• Less than 400m (G)					
	<ul><li>400m-800m (A)</li><li>Over 800m (R)</li></ul>					
	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	Over 1200m			
	<ul><li>Less than 800m (G)</li></ul>					
	• 800m-1200m (A)					
	<ul> <li>Over 1200m (R)</li> </ul>					

29	Is the site accessible from the existing road network?	Α	Shefford Road			
Scho	School Capacity					
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are very tight in this area.			
31	If not, has a commitment been made to address this?	А	Not identified			
Water	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for			
			allocation in the Local Plan and identify the nature and timing of any upgrades required.			
Drainage and Flooding (All sites subject to Sequential Test)						
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required			
Envir	onmental Health					
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments			
	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 Beauty or the Nature Improvement Area?	G	Comment from ALP266 – Scope for new development – need to create a sense of place			
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	A	From ALP266 - Appropriate mitigation required			

	Are there any opportunities for enhancement of these assets?		
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Retain woodland and 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	No Parish GI Plan. Not identified in Mid Beds GI Plan
Miner	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA
Does	the site continue to next stage?		Yes/ No

### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

No major constraints to development on site. Would be preferable to be developed as part of ALP266 as access onto Bedford Road may be an issue and would need further investigation. Site to be considered further.

### **STAGE 3: ACHIEVABILITY**

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  High (G) Benchmark land value comfortably exceeded by likely residual value  Low (A) Marginal viability, with likely residual land value close to benchmark land value  Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is

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	considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.  O to 5 years
Does t	What is the indicative build out time of the site?  the site pass this stage?	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.

# **SUMMARY**

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

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

• The strategy, vision and objectives proposed in the draft plan

- Technical evidence studies

- The sustainability appraisal process
  The results of public consultation
  Flood Risk Sequential Approach
  Further transport modelling
  Consultation with neighbouring authorities



### Site Assessment Framework for HOUSING87

Site details	Site details				
Reference Number	NLP429				
Site Name	Land at Greyhound Stadium Henlow				
Site Address	Land at Greyhound Stadium Henlow				
Settlement	Henlow				
Size	Submitted Developable Area: 2.2				
	Submitted Whole Site Area: 2.9				
	Measured GIS Area: 2.9				
Proposed Use	residential				
Any other	Similar to ALP268 and ALP469 and included as part of ALP266				
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict 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%  1 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:  77  Number of proposed dwellings as per CBC methodology:  39
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seaue	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants
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	Not in a designation
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB
Does	the site continue to next stage?		Yes

<sup>&</sup>lt;sup>87</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Relat	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	Site relates well to existing village and no physical barriers are evident	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	O	No coalescence evident	
Does	the site continue to next stage?		Yes	
STAGE 1C ASSESSMENT				
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs <sup>89</sup> .	
Critic	al Infrastructure			
8	Can the site meet the <b>critical infrastructure</b>	G	None required	

yes

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

STAC	STAGE 1D ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for				
devel	opment where there are no legal or ownership problems	s and the	e landowner has expressed an		
intent	tion to develop the site.				
Avail	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	А	Greyhound track – loss of employment land		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Developer on behalf of land owner		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal issues evident		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No relevant planning history		

STAGE 1B ASSESSMENT

provide 1,500 homes or more88

requirements that will enable delivery<sup>90</sup>?

Does the site continue to next stage?

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)

<sup>89</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.

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 <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.

T Idil.					
Greenbelt					
13	Is the site located within the Green Belt?	No	Not in green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.91	Yes/ No/ N/A	Details		
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

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

<sup>&</sup>lt;sup>91</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	26 7F9/ (A)		
	• 26 - 75% (A)		
Comr	• 25% - 0% (Greenfield) (R)  nunity		
17	Neighbourhood Planning (only applicable in	No	Area designated
17	designated areas)	INO	Area designated
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
	Has any community consultation taken place?	110	Trone evident
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Loss of employment, leisure and
	Would this proposal impact on the sustainability of		community facility
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	ılative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)  This is the second of the s		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
21	outstanding permissions (as of April 2016) were to	0	Number of outstanding completions
	be completed?		2016: 7
	Less than 5% growth (G)		Percentage Growth: 0.62%
	• 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).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	None evident
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Doloti	works, topography or wind turbines.		
23	ionship to Settlement  Would development of the site be complementary to	G	Site already developed as stadium.
23	the existing settlement pattern, and would it have an	G	Site already developed as stadium.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2 and 3.
	agricultural land?		
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
	• • • • • • • • • • • • • • • • • • • •		

## **STAGE 2 ASSESSMENT**

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

Stage 2B will be looked at as a whole using planning balance.					
	Transport and Access to Services				
25	Facilities and services	of the = "	to for bouging. It links to the		
	Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	e for nousing. It links to the		
	Council's Settlement Flerarchy Addit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Stondon Lower School		
	Yes, in the settlement (G)				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,		
	applicable)?		Shefford		
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>				
	<ul> <li>res, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Other catchment school available (A)</li> </ul>				
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,		
	school?		Shefford		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25d	Does the settlement have a GPs surgery or medical	G	The Hawthorn Surgery, Lower		
	centre?		Stondon		
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience store		
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>				
	Convenience Store / Post Office / Newsagent				
	(A)				
27	None (R)  Distance to be a state with a fragment particle (at	^	Camina 00 Hitabia		
27	Distance to bus stops with a frequent service (at least hourly at peak times):	Α	Service 89 – Hitchin		
	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	3.5km approximately to Arlesey		
	• Less than 800m (G)		station		
	• 800m-1200m (A)				
	<ul> <li>Over 1200m (R)</li> </ul>				

29	Is the site accessible from the existing road network?	G	Yes A600 Bedford Rd
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	А	Not identified
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
<b>52</b>	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.
33	age and Flooding (All sites subject to Sequential Te		Cita is at limited risk of surface
	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G)  Consider Further Assessment (A)  Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health	D / 1 / 0	A 101
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)	А	Road Noise
	onmental Constraints		Davidania ( )
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?	G	Development of site acceptable; need to ensure appropriate and effective landscape mitigation linked to GI enhancement. Enhance Bedford Road approach. Need to ensure development is integrated within a landscape setting / buffer with rural landscape to north especially.

			Opportunity to enhance frontage to Bedford Road / landscaped gateway to Stondon, avoid any new roundabout junction.
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. This site lies within a landscape that is known to contain multi-period archaeological remains. The Greyhound Stadium itself is also of heritage interest in relation to the origins and development of sports stadiums. Therefore this site has archaeological potential. Archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
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	Previously developed, opportunity 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	Established hedgerow edges would need to be retained and enhanced, and adjacent woodland buffered and extended. Loss of Allotments West of Three Star Park. Adj to Pollards Way Recreation Area. Near to Woodpecker Mead Play Area (potential dev), Swift Meadow Play Area, BMX track off Station Road, Lower Stondon Playing Field (& Play Area), and All Saints Church Cemetery.
	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous		Outline planning permission (Reference: MB/00/02005/OA) was

Allocations Plans)	refused on 21 February 2002 for residential development at the site given it would be contrary to policies H06, CS19 and SR4 of the Mid Bedfordshire Local Plan First Deposit Plan.  (Reference: MB/01/01880/FULL) was refused on 5 March 2002, and subsequently dismissed at appeal on 16 January 2003, for use of the site as a speedway track.
Does the site continue to next stage?	Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

No major constraints to development on the site. The site is already in use as a stadium and ancillary uses. Proposed development of the site could have the potential to enhance road frontage into Stondon.

Site to be considered for further assessment.

## **STAGE 3: ACHIEVABILITY**

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  • High (G) Benchmark land value comfortably exceeded by likely residual value  • Low (A) Marginal viability, with likely residual land value close to benchmark land value  • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

		This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery?	0 to 5 years
	<ul><li>0 to 5 years (deliverable)</li><li>6 to 10 years</li></ul>	
	• 11 to 15 years	
	• 15 to 20 years	
	Outside Plan Period	
46	What is the indicative build out time of the site?	The Case Study Sites outlined
		within the Council's Residential
		Development Viability Report (Feb 2017) indicates that after the site
		has received detailed planning
		permission a single housebuilder
		would likely take one year to build
Doos	the site page this stage?	out this site.
Does	the site pass this stage?	Yes

## SUMMARY

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

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

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

## Site Assessment Framework for HOUSING<sup>92</sup>

Site details		
Reference Number	NLP448	
Site Name	Land adj to 85 Station Rd	
Site Address	Land adj to 85 Station Rd	
Settlement	Lower Stondon	
Size	Submitted Developable Area: 0.27	
	Submitted Whole Site Area: 0.27	
	Measured GIS Area: 0.37	
Proposed Use	Residential	
Any other	Part of ALP266	
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.						
Provi	Provisional Site Capacity						
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  1 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:  11  Number of proposed dwellings as per CBC methodology:  9				
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seaue	ential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	All sites to be assessed by SFRA Consultants				
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	Not in a designation				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB				
Does	the site continue to next stage?		Yes				

<sup>92</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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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>93</sup>.

Relati	ionship	to Se	ettlem	ent

•	6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the	G	The site forms a logical extension to Lower Stondon and there are no
		settlement or are there any major physical constraints(for example A roads, rivers or railways)		physical constraints preventing the site being accessed from Lower
		that separate it from the main settlement?		Stondon
	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 the site forms an infill and continues with the existing development pattern of the village

Does the site continue to next stage?

STAGE 1	C AS	SSES	SMEN	IT
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This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>94</sup>.

Yes

### **Critical Infrastructure**

8	Can the site meet the critical infrastructure requirements that will enable delivery <sup>95</sup> ?		A	Further information required.
Does the site continue to next stage?				Yes

#### STAGE 1D ASSESSMENT

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

## Availability

Avaii	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Residential
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	Agent on behalf of Owners of Number 85 Station Road, Lower Stondon
11	Are there any legal or ownership problems that could delay or prevent development?  If Yes, then can these be issues be realistically overcome?	G	No Legal Constraints
12	Does the site already have planning permission for	G	No planning permissions evident

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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

<sup>&</sup>lt;sup>94</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>&</sup>lt;sup>95</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.

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

### **STAGE 1E ASSESSMENT**

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.	Plan.					
Greenbelt						
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 within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details			
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • 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.*	Yes or No	Details			
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.96	Yes/ No/ N/A	Details			
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**

Is the site Previously Developed Land in accordance | R 100% Greenfield

<sup>&</sup>lt;sup>96</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	munity		
17	Neighbourhood Planning (only applicable in	No	Area designated
	designated areas)		-
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None evident
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	There would be no impact on
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 891
	years, what has been the level of housing growth in		Number of houses in 2016: 1135
	the parish?		Percentage Growth: 27.38%
	<ul> <li>Less than 5% growth (G)</li> </ul>		•
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 1,135
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage Growth: 0.62%
	• 5% to 20% growth (A)		-
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	Nothing evident
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	onship to Settlement		
23	Would development of the site be complementary to	G	There would be no adverse
	the existing settlement pattern, and would it have an		impacts as a result of the
	adverse impact on any historic, unique or distinctive		development regarding settlement
	characteristics of the settlement's built or natural		pattern or historic/distinctive
	form?		character
	ultural Land Quality		
24	Would the development impact on high quality	R	More than 50% of site is within
	agricultural land?		Grade 2 agricultural land
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		

•	50% of more in Grade 3b, 4 or 5 (A)	
•	50% or more in Grade 1, 2 or 3a (R)	

# **STAGE 2 ASSESSMENT**

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

	ny question does not mean that the site will be automatically excluded at this stage as the ratings across tage 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 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?	G	Stondon Lower School		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)  No. has been adjusting a still according to the control of the development (A).				
	No, but an adjoining settlement does (A)  Not in the settlement or an adjoining.				
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>				
25b	Does the settlement have a Middle school (if	Α	Robert Bloomfield Academy,		
235	applicable)?	, and the second	Shefford		
	Yes, in the settlement (G)		enenera		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread Academy,		
	school?		Shefford		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
05.	Other catchment school available (A)		T		
25d	Does the settlement have a GPs surgery or medical centre?	G	The Hawthorn Surgery, Lower Stondon		
	Yes, in the settlement (G)		Storidon		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience store		
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>				
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>				
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	G	Service 89 – Hitchin		
	least hourly at peak times):				
	<ul><li>Less than 400m (G)</li><li>400m-800m (A)</li></ul>				
	0 000 (D)				
	<ul> <li>Over 800m (R)</li> <li>OR submission form stated that improved</li> </ul>				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R	4km approximately to Arlesey		
	Less than 800m (G)		station		
	• 800m-1200m (A)				

	<ul> <li>Over 1200m (R)</li> </ul>					
29	Is the site accessible from the existing road network?	G	Access via Station Road			
	School Capacity					
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained site and already feeling pressure from development in catchment. Derwent lower may be able to accommodate some expansion.  Middle and upper school places are			
			very tight in this area.			
31	If not, has a commitment been made to address this?	А	Not identified			
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.			
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	Site is at limited risk of surface water flooding, assessment is unlikely to be required			
	onmental Health					
35	Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses	R/A/G G	Awaiting comments  No immediate issues			
Fnvir	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  onmental Constraints					
36	Landscape character	G	Development of site acceptable;			
	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?		appropriate and effective landscaping to northern site boundary required to integrate development.			
37	Heritage/ Archaeology What would the impacts of development be on any	А	Site has multi-period archaeological potential but			

	heritage assets and their setting? Are there any opportunities for enhancement of these assets?		this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains. Therefore this site has archaeological potential.  Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are	A	Retain existing hedgerows, opportunity for enhancements.
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	RoW along top of site, hedgerows around site would need reinforcing, and ROW corridor enhancing. No loss of LS open space. Potential cumulative impact from several developments
_	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Opposite inert Landfill site
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA
Does	the site continue to next stage?		Yes/ No

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

There are no major constraints to development on the site. It does also form part of the larger ALP266. There are issues that will need further investigation and mitigation.

Site to be considered further.

## **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	itv		
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  vability  Are there any market factors which would affect deliverability?	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.  The Council's Residential Development Viability Report (Feb
			2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.  This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)		0 to 5 years
	<ul> <li>6 to 3 years (deliverable)</li> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul>		

46	What is the indicative build out time of the site?	with Dev 201 has per woo	e Case Study Sites outlined nin the Council's Residential velopment Viability Report (Feb 17) indicates that after the site is received detailed planning mission a single housebuilder ald likely take one year to build this site.
Does the site pass this stage?		Yes	8

## SUMMARY

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

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

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



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