

### Stotfold

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

Site details	
Reference Number	ALP049
Site Name	Gunabe Field
Site Address	Site Adjacent to 66 Astwick Road, Stotfold, Hitchin, SG5 4BQ
Settlement	Stotfold
Size	Submitted Developable Area: 1.62ha
	Submitted Whole Site Area: 1.62ha
	Measured GIS Area: 1.48ha
Proposed Use	Residential
Any other	CB/16/04161 – Outline planning permission for residential development (refused)
information	same site as NLP100

#### 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	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provis	sional Site Capacity			
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as	
	dwellings?		per proforma:	
	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		50	
	services, take into account topography or significant			
	areas of undevelopable land.			
	Site Size Gross to net ratio standards		Number of proposed dwellings as	
	• Up to 0.4 hectare 100%		per CBC methodology:	
	• 0.4 to 2 hectares 80%			
	<ul> <li>2 hectares or above 60%</li> </ul>		36	
	Note: for this calculation use the submitted			
	Developable Area, or the area measured in GIS if			
	this is smaller.			
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2	No		
	or 3?			
3	Is more than 50% of the site at risk from surface	No		
	water flooding?			
	nally significant designations (All sites which reach S		e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally	No	No designations on site	
	significant designations? These are: Sites of Special			
	Scientific Interest, National Nature Reserves,			
	Scheduled Monuments, Registered Parks and			
	Gardens.			
5	Is more than 50% of the site located within the Area	No	Not within AONB	
	of Outstanding Natural Beauty?			
Does	the site continue to next stage?		Yes	

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

<b>STAGE 1B ASSESSMENT</b> This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more <sup>2</sup> . <b>Relationship to Settlement</b>			
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 lies to the north of Stotfold, adjacent to an industrial area to the south of the site and a couple of dwellings to the north. It can possibly be seen as a logical extension however the industrial area separates the site from the main body of residential development.
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	Does not cause coalescence
Does	the site continue to next stage?		Yes

#### **STAGE 1C ASSESSMENT** This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>3</sup>. **Critical Infrastructure** Can the site meet the critical infrastructure N/A 8 G requirements that will enable delivery<sup>4</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** 

Avan	ability		
9	What is the existing use of the site?	G	100% greenfield/paddock
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	Intent on developing the site
	who has expressed an intention to develop the site?		
11	Are there any legal or ownership problems that could	G	No issues
	delay or prevent development?		
	If Yes, then can these be issues be realistically		

<sup>2</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/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>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	overcome?		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	A	CB/16/04161 – Outline planning permission for residential development (consultation stage)
Does	the site continue to next stage?		Yes

STAGE 1E ASSESSMENT         This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional         Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.         Greenbelt			
<u>13</u> 14	Is the site located within the Green Belt? If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No No	Not within Greenbelt
15a	<ul> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>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.*</li> </ul>	No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage $2.^{5}$	No	Not supported by a Neighbourhood Plan
Does	the site continue to next stage?		Yes

#### STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2 ASSESSMENT**

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

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

Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Site is 100% greenfield and is not
	with the NPPF definition?		PDL
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	nunity		
17	Neighbourhood Planning (only applicable in	No	Not allocated for a neighbourhood
.,	designated areas)		plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	N/A
-	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	Would result in the loss of services
	Would this proposal impact on the sustainability of		or impact on sustainability
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	R	No. houses 2006: 2,987
	years, what has been the level of housing growth in		No. houses 2016: 4,783
	the parish?		% Growth: 60.13%
	<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	A	No. Houses 2016: 4,783
	outstanding permissions (as of April 2016) were to		Outstanding Completions: 240
	be completed?		% Growth: 5.02%
	<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		
	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		No physical constraint. Taxa marke
22	Are there any physical constraints or permanent	G	No physical constraint. Topography
	features that affect the site's developability? For example pylons, gas works, sewage treatment		is relatively flat
Rolat	works, topography or wind turbines.	l	
23	Would development of the site be complementary to	Α	As the site is adjacent to an
20	the existing settlement pattern, and would it have an		industrial estate to the south and
	adverse impact on any historic, unique or distinctive		three or four dwellings to the north
	characteristics of the settlement's built or natural		the site would be complimentary to
	form?		the settlements pattern but no
			complimentary to continuing the
			residential forms of the settlement.
		<u> </u>	

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Agric	ultural Land Quality		
Agric 24	Ultural Land Quality Would the development impact on high quality	R	100% Grade 2
24	agricultural land?	К	
	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 30, 4 or 3 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
STAG	GE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme	nts from	technical specialists. A red rating for
any q	uestion does not mean that the site will be automatically	/ exclude	d at this stage as the ratings across
	2B will be looked at as a whole using planning balance		
	sport and Access to Services		
25	Facilities and services	- ( ) '	- Caraba - Sana da Balan (n. da n
	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	Settlement contains a lower school
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	Settlement does contain a middle
	applicable)?		school (Eatonbury Academy)
	• Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining sottlement doos (A)</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	A	Settlement does not contains a
	school?		middle secondary/upper school,
	• Yes, in the settlement (G)		one is present within adjoining
	• Yes, proposed as part of the development (G)		Letchworth
	No, but an adjoining settlement does (A)		
	<ul> <li>Other catchment school available (A)</li> </ul>		
25d	Does the settlement have a GPs surgery or medical	G	Settlement contains a GP's surgery
	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>		
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>		
26	What retail provision does the settlement offer?	A	Settlement does not have a town
-	Town Centre/ Supermarket (G)		centre but does contain a number
	Convenience Store / Post Office / Newsagent		of local stores, post office and
	(A)		newsagents
	None (R)		
27	Distance to bus stops with a frequent service (at	R	The site is over 800m away from
	least hourly at peak times):		the nearest bus stop
	• Less than 400m (G)		
	• 400m-800m (A)		
	Over 800m (R)     OR submission form stated that improved		
	<ul> <li>OR submission form stated that improved public transport facilities could be provided as</li> </ul>		
	public transport facilities could be provided as	1	
	part of the development (G)		

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		-	
28	Distance to nearest train station:	R	The site is over 1,200m away from
	Less than 800m (G)		the nearest train station
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site has direct access from Astwick Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	New lower school planned locally,
31	If not, has a commitment been made to address this?	A	Financial contributions likely to be required.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	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.
Drair	nage and Flooding (All sites subject to Sequential Te	est)	
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
	No assessment required (G)		unlikely to be required
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Envir	ronmental 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	R/A/G	Awaiting Comments
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		5
	noise and smell)		
	ronmental 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	Site forms part of agricultural landscape providing rural buffer between Stotfold and Astwick. Good boundary hedges require conservation. Site open in views from Stotfold Common and public access to west.
37	Heritage/ Archaeology What would the impacts of development be on any	A – G H - G	Archaeology - Site is considered to have low archaeological
	heritage assets and their setting?		potential. No objection to allocation.

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	Are there any opportunities for enhancement of		Heritage – No issues identified
	these assets?		
38	Ecological Assets	А	Badger sett on boundary, layout
	What would the impacts of development be on any		too dense, need to buffer ditch.
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G/A	Close proximity to Stotfold
	Are there any potential conflicts with open space,		Common – habitat enhancement
	leisure designations or Rights of Way? Is there		required.
	capacity to provide the required levels of open space		
	and green infrastructure?		
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		CB/16/04161 – Outline planning
	planning applications and submissions to previous		permission for residential
	Allocations Plans)		development refused for NLP100
Does	the site continue to next stage?		Yes

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

Is the site suitable for the proposed development?

The site is considered appropriate for further assessment.

The locality of the site would help to conjoin a small row of houses that are currently separated from the main settlement however the site is in Grade 2 agricultural land. However it is considered that development within the site could compliment the existing pattern of the settlement and consultee comments indicate buffering and enhancing opportunities. Would also result in the loss of part of the countryside setting of the historic hamlet of Astwick.

#### **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	ity		
43	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <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>	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

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	significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 0 to 5 years
Outside Plan Period     What is the indicative build out time of the site?	The Case Study Sites outlined
Dece the site near this stars?	within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?	Yes

#### SUMMARY

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

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

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

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

Site details	
Reference Number	ALP171
Site Name	West of A1
Site Address	West of A1, Baldock Road
Settlement	Stotfold
Size	Submitted Developable Area: 32.9ha
	Submitted Whole Site Area: 32.9ha
	Measured GIS Area: 33.36ha
Proposed Use	Residential and employment – mixed use development
Any other	
information	

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

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

	SE 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	T		
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: 500 Number of proposed dwellings as per CBC methodology: 592	
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% of the site is within floodzone 2 and 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? Yes			
Does	the site continue to next stage?		Yes	

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

<b>STAGE 1B ASSESSMENT</b> 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 ca				
towns or villages. For the purposes of this assessment, a self-contained s	site is defined as a site which will			
provide 1,500 homes or more <sup>7</sup> .				
Relationship to Settlement				
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?ea 	he site extends Stotfold to the ast, linking the settlement to the 1. The site is separated from totfold by Rivel Ivel and therefore bes not form a logical extension to totfold.			
<ul> <li>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.</li> </ul>	oes not cause coalescence.			
Does the site continue to next stage? No	0			

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<sup>&</sup>lt;sup>7</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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 )

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

Site details	
Reference Number	ALP208
Site Name	Land Adjacent to Astwick & Taylor's Road
Site Address	Land Adjacent to Astwick & Taylor's Road
Settlement	
Size	Submitted Developable Area: 0.75ha
	Submitted Whole Site Area: 0.85ha
	Measured GIS Area: 0.86ha
Proposed Use	Residential, extra care dwellings
Any other	CB/15/04226/OUT – Outline application granted for residential development. Same
information	site as ALP395

#### 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.				
Provis 1	sional 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% • 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: 15-20 resi, 15 extra care Number of proposed dwellings as per CBC methodology: 18		
Flood	this is smaller.		ntial Taat)		
2	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			
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, Scheduled Monuments, Registered Parks and Gardens.	Ňo	Not covered by nationally significant designations.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within the AONB		
Does	Does the site continue to next stage? Yes				

<sup>&</sup>lt;sup>8</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>9</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 lies to the north of Stotfold on the very edge of the settlement envelope. The site can be seen as a logical extension to the settlement		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence		
Does	the site continue to next stage?	•	Yes		

## STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>10</sup>. Critical Infrastructure 8 Can the site meet the critical infrastructure G N/A 8 Can the site meet the critical infrastructure G N/A 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 9 G Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Intent on developing the site who has expressed an intention to develop the site? G 11 Are there any legal or ownership problems that could No issues delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for R CB/15/04226/OUT - Outline the proposed use? If yes, then score as Red application granted for residential because it's not eligible for allocation. development

<sup>&</sup>lt;sup>9</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>10</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>11</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.

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

Site details	
Reference Number	ALP282
Site Name	Land at Hitchin Road
Site Address	Land at Hitchin Road
Settlement	Stotfold
Size	Submitted Developable Area: 21.61ha
	Submitted Whole Site Area: 21.61ha
	Measured GIS Area: 21.87ha
Proposed Use	Residential
Any other	See NLP106
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	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 486 Number of proposed dwellings as per CBC methodology: 388		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% of the site is within floodzone 2 and 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding		
	nally significant designations (All sites which reach S				
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? Yes				

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<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>.

•			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site could potentially form an extension to the west of Stotfold.
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	Coalescence with Arlesey and Arlesey Cross (MA8 allocations)
Does	the site continue to next stage?		Yes

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>14</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure needs<sup>16</sup>.

 8
 Can the site meet the critical infrastructure needs<sup>16</sup>?
 A
 Further information is 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.

Availa	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is greenfield.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowners have an intention to develop the site. The site could be part of a larger site if the landowners of this land agree.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	There are no identified legal or ownership problems that could delay or prevent development.	
12	Does the site already have planning permission for	G	No planning permission	

<sup>&</sup>lt;sup>13</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>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.

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.

Gree			
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.	No	N/A
15a	<ul> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>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.*</li> </ul>	No	N/A
150	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>16</sup>	NO	Site is not supported by a Neighbourhood Plan
Does	the site continue to next stage?		Yes
	5		

STAG	STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)				
STAG	STAGE 2 ASSESSMENT				
This s	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any				
questi	question does not mean that the site will be automatically excluded at this stage as the ratings across				
Stage	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 and therefore is		

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<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.

	with the NDDE definition?		not DDI
	with the NPPF definition?		not PDL
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
	nunity		
17	Neighbourhood Planning (only applicable in	No	Not a designated Neighbourhood
	designated areas)		Plan 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	No impact on sustainability
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	Ilative Impact		
20		D	There has been a 60% growth in
20	Considering housing completions over the past 10	R	There has been a 60% growth in
	years, what has been the level of housing growth in		the level of housing in Stotfold over
	the parish?		the past 10 years.
	Less than 5% growth (G)		
	<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	А	This would result in an additional
	outstanding permissions (as of April 2016) were to		5% growth.
	be completed?		
	<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 physical constraints
	features that affect the site's developability?	0	
	For example pylons, gas works, sewage treatment		
Polot	works, topography or wind turbines.	L	
	ionship to Settlement	D	The site would extend Statist
23	Would development of the site be complementary to	R	The site would extend Stotfold
	the existing settlement pattern, and would it have an		westwards and adjoin Etonbury
	adverse impact on any historic, unique or distinctive		Woods. This area is rural in
	characteristics of the settlement's built or natural		character and forms a separation
	form?		with Arlesey. It is considered that
			this site would have an adverse
			impact on the character of Stotfold
			here.
Agric	ultural Land Quality		

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		_	
24	Would the development impact on high quality	R	100% Grade 2
	agricultural land?		
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	• 50% or more in Grade 1, 2 or 3a (R)		
	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		d at this stage as the ratings across
	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 si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
05	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)		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		Ť
05h	settlement (R)		In actilement
25b	Does the settlement have a Middle school (if	G	In settlement
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other settlement schedulichtle (A)</li> </ul>		
05.0	Other catchment school available (A)	0	la estilement
25c	Does the settlement have a Secondary/ Upper school?	G	In settlement
	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	In settlement
25u	centre?	9	III Settlement
	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?	А	Convenience Store / Post Office /
	Town Centre/ Supermarket (G)		Newsagent
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	G	Site is approximately 300m away
	least hourly at peak times):	Ĭ	from the nearest bus stop
	Less than 400m (G)		
	<ul> <li>400m-800m (A)</li> </ul>		
	<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

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	• Less than 800m (G)		
	<ul> <li>800m-1200m (A)</li> </ul>		
	<ul> <li>Over 1200m (R)</li> </ul>	_	
29	Is the site accessible from the existing road network?	A	Not direct access
	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	R	New schools would be required, the size of which would be dependant on the scale of development.
	r Utilities (Gas, Electricity and Broadband Infrastruc	1	
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	<ul> <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>	R	Level 2 assessment required
	onmental Health	-	
34	<b>Contamination</b> 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	A507 / Saunders Vehicle Repair / Commercial
	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	Need to maintain strategic buffer between Stotfold and Arlesey. Pastures and trees of high amenity ,contributing to Ivel valley character.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	A	Liaison with Archaeology and Site has multi-period archaeological potential but this would not prevent allocation providing appropriate

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<ul> <li>B 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 Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?         R/A Aspiration to extend Etonbury Wood and create a cycleway along the track that forms the southern boundary of the northern parcel of the site. Much of the site would therefore need to be GI enhancement along the Pix Brook. Development would need make space for these enhancements, and positively     </li> </ul>	ry of the , and to track ndary site. fore along lges, to
<ul> <li>biological, geological or ecological assets and are there any opportunities for their enhancement?</li> <li>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? R/A R/</li></ul>	ry of the , and to track ndary site. fore along lges, to
there any opportunities for their enhancement?interest. Old, mature trees valuable. <b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?R/AAspiration to extend Etonbury Wood eastwards to the east of th school and to create a green corridor along the Pix Brook, and create a cycleway along the track that forms the southern boundary of the northern parcel of the site. Much of the site would therefore need to be GI enhancement alon the northern and western edges, extend Etonbury Wood and creat a green corridor along the Pix Brook. Development would need make space for these	ry of the , and to track ndary site. fore along lges, to
<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?         R/A         R/A         R/A         Aspiration to extend Etonbury Wood eastwards to the east of the school and to create a green corridor along the Pix Brook, and create a cycleway along the track that forms the southern boundary of the northern parcel of the site. Much of the site would therefore need to be GI enhancement alon the northern and western edges, extend Etonbury Wood and create a green corridor along the Pix Brook. Development would need make space for these     </li> </ul>	of the , and to track ndary site. fore along ges, to
<ul> <li>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?         R/A         R/A         Aspiration to extend Etonbury Wood eastwards to the east of the school and to create a green corridor along the Pix Brook, and create a cycleway along the track that forms the southern boundary of the northern parcel of the site. Much of the site would therefore need to be GI enhancement alon the northern and western edges, extend Etonbury Wood and create a green corridor along the Pix Brook. Development would need make space for these     </li> </ul>	of the , and to track ndary site. fore along ges, to
make space for these	ix
relate to these green areas from design context. No loss of LS open space.	ly
inerals and Waste	
What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	
lanning History	
What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)         No planning history	
oes the site continue to next stage? No	

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

Is the site suitable for the proposed development?

The site is not to be considered further.

- This is because the site would extend Stotfold westwards and could potentially lead to coalescence between Arlesey and Stotfold.
- The site would also adjoin Etonbury Woods in the west, which has potential ecological impacts. The whole site would also have a landscape impact in terms of reducing the buffer between Arlesey and Stotfold.
- Stotfold has also had significant development over the last 10 years which has resulted in many facilities and services, such as education reaching capacity. Any further development would need to provide schools.

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

Site details	
Reference Number	ALP395
Site Name	Land West of Taylor's Road
Site Address	Land West of Taylor's Road
Settlement	Stotfold
Size	Submitted Developable Area: 4.6ha
	Submitted Whole Site Area: 4.6ha
	Measured GIS Area: 4.61ha
Proposed Use	Residential
Any other	North portion of site - CB/16/03344OUT – Outline planning application for residential
information	development refused
	South portion of site - CB/15/04226/OUT – Outline planning application for
	residential development granted.

#### 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% • 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: 125 Number of proposed dwellings as per CBC methodology: 83	
Flood	I Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% located in Flood zone 2 or 3.	
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% of the site at risk from surface water flooding.	
	nally significant designations (All sites which reach S			
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	Site not covered by nationally significant designations.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within the AONB.	
Does	the site continue to next stage?		Yes	

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<sup>&</sup>lt;sup>17</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>18</sup>.

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?	G	The site lies to the north of Stotfold, and can be seen as a logical extension with no physical constraints	
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	Does not cause coalescence	
Does	the site continue to next stage?		Yes	

# STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>19</sup>. Critical Infrastructure 8 Can the site meet the critical infrastructure 8 Can the site meet the critical infrastructure 9 Ones 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? 100% Greenfield 9 G Would the existing use limit the development potential? Intent on developing the site 10 Is the land controlled by a developer or land owner G who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G No issues delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for А North portion of site the proposed use? If yes, then score as Red CB/16/03344OUT - Outline because it's not eligible for allocation. planning application for residential

<sup>&</sup>lt;sup>18</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>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.

	development refused South portion of site - CB/15/04226/OUT – Outline planning application for residential development granted.
Does the site continue to next stage?	Yes

#### **STAGE 1E ASSESSMENT**

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

Greer	Greenbelt			
13	Is the site located within the Green Belt?	No	Not in Greenbelt	
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. Does the site have all of the following merits that	Yes or No Yes or	N/A N/A	
15a	<ul> <li>Does the site have all of the following ments that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>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.*</li> <li>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</li> </ul>	Yes/ No/ N/A	N/A	
	2. <sup>21</sup>		M	
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

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<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.

	e 2A will be looked at as a whole using planning balance	).	
Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G)	R	Greenfield
	<ul> <li>26 - 75% (A)</li> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	munity		
17		Ne	Not a designated Neighbourhood
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Not a designated Neighbourhood Plan area
18	Community Consultation	Yes	Through 16/03344/OUT
10	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 on sustainability.
	Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)		Proposal would contribute to sustainability
Cum	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?	R	There has been a 60% growth in the level of housing in Stotfold over the past 10 years.
	<ul> <li>Less than 5% growth (G)</li> <li>5% to 20% growth (A)</li> </ul>		
	• 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	<ul> <li>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</li> <li>Less than 5% growth (G)</li> <li>5% to 20% growth (A)</li> <li>More than 20% growth (R)</li> <li>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</li> </ul>	A	This would result in an additional 5% growth.
	2016 (as calculated using census and completions data).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.		
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	The area to the north of Stotfold is rural in character and it is considered that any development here would erode this character having an adverse impact.
			ind ing all date of the impact

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24	Would the development impact on high quality agricultural land?	R	Grade 2
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	• 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				
	uestion does not mean that the site will be automatically		d at this stage as the ratings across		
	2B will be looked at as a whole using planning balance				
Trans	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.				
	Issues relating to capacity are assessed separately	-			
25a	Does the settlement have a Primary/Lower school?	G	In settlement		
	• 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	G	In settlement		
	applicable)?				
	• 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	G	In settlement		
	school?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
05.1	Other catchment school available (A)	0			
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> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
26	settlement (R)           What retail provision does the settlement offer?	A	Convenience Store / Post Office /		
20	Town Centre/ Supermarket (G)		Newsagent		
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>		Newsagen		
	(A)				
	• None (R)				
27	Distance to bus stops with a frequent service (at	R/A/G	Details		
	least hourly at peak times):	10/00			
	Less than 400m (G)				
	<ul> <li>400m-800m (A)</li> </ul>				
	<ul> <li>Over 800m (R)</li> </ul>				

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	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>		
	<ul> <li>800m-1200m (A)</li> </ul>		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Yes – Astwick and Taylors 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
31	If not, has a commitment been made to address	А	Lower, middle and upper schools in
51	this?		this area are unlikely to be able to
	1115 :		
			manage the impact of development
			without expansion. New middle and
			upper school places may be
			provided within the proposed Pix
		r.	Brook Free School, if the
			application for that is approved by
			the EFA.
	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required	A	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		
33	What is the conclusion of the sequential approach to	R	Level 2 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		_
	Are there any containination constraints on site and	1	
	•		
35	will there be any remediation required?	A	Industrial / Road Traffic
35	will there be any remediation required? Adjoining uses	A	Industrial / Road Traffic
35	will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to	A	Industrial / Road Traffic
35	will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	A	Industrial / Road Traffic
	will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to	A	Industrial / Road Traffic

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36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Attractive farmland setting forming strategic space between Stotfold and Astwick.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation.
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Impact to farmland species and SPI toads Part of site ALP208, now approved planning application CB/15/4226 remainder CB/16/3344/OUT
39	<b>Open space/leisure and GI assets</b> 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 aspirations identified in Parish GI plan. No loss of LS open space.
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
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Part of site school
Does	the site continue to next stage?		No

**STAGE 2 ASSESSMENT CONCLUSION** 

Is the site suitable for the proposed development?

The site is not considered suitable to development due to the impact the development would have on the character of this part of Stotfold. The area to the north of Stotfold becomes more rural in character and the development would erode this whilst also causing possible coalescence with Astwick. Development would also have an adverse impact on ecology on the area; impact on farmland species and SPI toads. There has also been significant development in Stotfold over the last 10 years impacting on local services and facilities, of which schools is one which has reached capacity.

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

Site details				
Reference Number	ALP413			
Site Name	Land at Taylors Road			
Site Address	Land at Taylors Road			
Settlement	Stotfold			
Size	Submitted Developable Area: 7.86ha			
	Submitted Whole Site Area: 7.86ha			
	Measured GIS Area: 7.9ha			
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	E 1A ASSESSMENT					
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	sional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 80-100 Number of proposed dwellings as per CBC methodology: 142			
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	More than 50% of the site is within 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, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations within the site.			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within AONB			
Does	the site continue to next stage?		No			

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

#### Site Assessment Framework for HOUSING<sup>23</sup>

Site details	
Reference Number	NLP063
Site Name	Land at Taylor's Road
Site Address	Taylor's Road, Stotfold, Bedfordshire
Settlement	Stotfold
Size	Submitted Developable Area: 4ha
	Submitted Whole Site Area: 4ha
	Measured GIS Area: 4.47ha
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.

STAC	GE 1A ASSESSMENT		
	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: 100-120 Number of proposed dwellings as per CBC methodology: 72
Flood	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?	Yes	90% within floodzone
3	Is more than 50% of the site at risk from surface water flooding?	No	
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 designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		No

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<sup>&</sup>lt;sup>23</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

#### Site Assessment Framework for HOUSING<sup>24</sup>

Site details	
Reference Number	NLP068
Site Name	River Ivel Nursery (formerly Taylors Nursery)
Site Address	River Ivel Nursery (formerly Taylors Nursery), Taylors Road. Stotfold, Hitchin, SG5
	4AZ
Settlement	Stotfold
Size	Submitted Developable Area: 0.99ha
	Submitted Whole Site Area: 0.99ha
	Measured GIS Area: 0.97ha
Proposed Use	Residential
Any other	On similar land to NLP329
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.					
	sional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 10 Number of proposed dwellings as per CBC methodology: 23			
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	52% within floodzone			
3	Is more than 50% of the site at risk from surface water flooding?	No				
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	No designations on site			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB			
Does	Does the site continue to next stage? No					

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<sup>&</sup>lt;sup>24</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

#### Site Assessment Framework for HOUSING<sup>25</sup>

Site details	
Reference Number	NLP078
Site Name	Land Between Astwick Road & Taylor's Road
Site Address	Land Between Astwick Road & Taylor's Road
Settlement	Stotfold
Size	Submitted Developable Area: 3.2ha
	Submitted Whole Site Area: 3.2ha
	Measured GIS Area: 3.23ha
Proposed Use	Residential
Any other	CB/16/03344/OUT – Outline application for residential development, refused. Same
information	site as ALP395

### 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 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	No	Number of proposed dwellings as			
	dwellings?		per proforma:			
	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		65			
	services, take into account topography or significant					
	areas of undevelopable land.					
	Site Size Gross to net ratio standards		Number of proposed dwellings as			
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:			
	• 0.4 to 2 hectares 80%					
	<ul> <li>2 hectares or above 60%</li> </ul>		58			
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2	No	Not more than 50% of the site in			
	or 3?		Flood zone 2 or 3			
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water			
	water flooding?		flooding			
	nally significant designations (All sites which reach S		e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	No designations on site			
	significant designations? These are: Sites of Special					
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No	Not within AONB			
	of Outstanding Natural Beauty?					
Does	Does the site continue to next stage? Yes					

<sup>&</sup>lt;sup>25</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

<b>STAGE 1B ASSESSMENT</b> 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>26</sup> . <b>Relationship to Settlement</b>					
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site could potentially form an extension to the north of Stotfold. It is bounded by Astwick Road in the west and Taylors Road in the east. However, the site would extend development northwards urbanising the land between Stotfold and Astwick		
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	Potential coalescence with Astwick		
Does the site continue to next stage?			Yes		

#### **STAGE 1C ASSESSMENT**

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>27</sup>. **Critical Infrastructure** Can the site meet the critical infrastructure Further information required 8 A requirements that will enable delivery<sup>28</sup>? Does the site continue to next stage? Yes/ No

#### **STAGE 1D ASSESSMENT**

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

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

<sup>26</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locallyled garden villages towns and cities.pdf ) <sup>27</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>28</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.	A	16/03344/OUT – refused for 78 dwellings
Does	the site continue to next stage?		Yes
_			
	GE 1E ASSESSMENT		
	section records the findings of the Strategic Green Belt F		
	ning of sites to determine whether they <u>may</u> be capable		
	mstances. Any site in the Green Belt that is determined		
Plan.	ssment would still have to demonstrate Exceptional Circle	umstance	
Gree	nbelt		
13	Is the site located within the Green Belt?	Yes or	Not within Greenbelt
15		No	Not within Greenbeit
14	If answer to question 13 is yes, then does the site lie	Yes or	N/A
14	within one of the parcels which have been identified	No	
	in the Central Bedfordshire and Luton Green Belt		
	Study as making only a relatively weak, weak, or no		
	contribution? If yes, site progresses through to Stage		
	2.		
15a	Does the site have all of the following merits that	Yes or	N/A
	may outweigh the harm to the Green Belt and which	No	
	may contribute to identification of exceptional		
	circumstances?		
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>		
	following key local services - convenience		
	shop, lower school, middle school, upper		
	school, village hall, GP surgery, post office,		
	library (use settlement audit)		
	<ul> <li>Site makes a strong contribution to housing</li> </ul>		
	need (100 plus homes) within the Luton HMA		
	<ul> <li>Site is in or directly adjacent to a settlement</li> </ul>		
	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		
15b	suitability.* Sites which have support from the local community	Yes/	N/A
150	as demonstrated through an allocation in an adopted	No/	
	or draft Neighbourhood Plan (that has been subject	N/A	
	to Regulation 14 consultation) that do not meet the		
	criteria in question 15a will automatically progress		
	through this stage to be considered further at Stage		
	2.29		
Does	the site continue to next stage?		Yes
0003	the site continue to next stage:		100

# 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.

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<sup>&</sup>lt;sup>29</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	iously Developed Land	1	
16	Is the site Previously Developed Land in accordance	R	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Com	munity		
<u>17</u>	Neighbourhood Planning (only applicable in	No	Not a designated Neighbourhood
••	designated areas)	110	Plan area
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	Yes	Through 16/03344/OUT
10	Has any community consultation taken place?	100	
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	Nia	
19	Sustainability of Settlement	No	No impact on sustainability.
	Would this proposal impact on the sustainability of		Proposal would contribute to
	the settlement through the loss of services and		sustainability
	facilities (for example, employment, retail, public		
•	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	R	There has been a 60% growth in
	years, what has been the level of housing growth in		the level of housing in Stotfold over
	the parish?		the past 10 years.
	<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	А	This would result in an additional
	outstanding permissions (as of April 2016) were to		5% growth.
	be completed?		
	<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		
	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	sical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability?	-	
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Rela	tionship to Settlement	L	
23	Would development of the site be complementary to	R	The area to the north of Stotfold is
	the existing settlement pattern, and would it have an		rural in character and it is
	adverse impact on any historic, unique or distinctive		considered that any development
	characteristics of the settlement's built or natural		here would erode this character
	form?		
Aari		L	having an adverse impact.
<u>Agrie</u> 24	cultural Land Quality		Crada 2
14	Would the development impact on high quality	R	Grade 2

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agricultural land?		
<ul> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
<ul> <li>50% of more in Grade 30, 4 of 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

ST V C	SE 2 ASSESSMENT				
		nto from	tachnical apacialists. A rad rating for		
	his stage further assesses the site's suitability using comments from technical specialists. A red rating for ny question does not mean that the site will be automatically excluded at this stage as the ratings across				
	•		u at this stage as the fathigs across		
	2B will be looked at as a whole using planning balance sport and Access to Services				
25	Facilities and services	_			
23	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	In settlement		
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	<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	G	In settlement		
	applicable)?				
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	• 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	G	In settlement		
	school?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other actebrant acheal qualible (A)</li> </ul>				
25d	Other catchment school available (A) Does the settlement have a GPs surgery or medical	G	In settlement		
25u	centre?	9	In Settlement		
	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?	А	Convenience Store / Post Office /		
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		Newsagent		
	Convenience Store / Post Office / Newsagent		-		
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	R/A/G	Details		
	least hourly at peak times):				
	<ul> <li>Less than 400m (G)</li> </ul>				
	• 400m-800m (A)				
	• Over 800m (R)				
	<ul> <li>OR submission form stated that improved</li> </ul>				

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1		1	
	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Over 1200m
29	Is the site accessible from the existing road network?	G	Site is well connected to the existing road network
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	cumulative impact of smaller developments is likely to be a concern
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
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	<ul> <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>	R	Level 2 assessment required
	onmental Health	1	
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35 Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	A	Industrial / Road Traffic

36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Attractive farmland setting forming strategic space between Stotfold and Astwick.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation.
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Impact to farmland species and SPI toads Part of site ALP208, now approved planning application CB/15/4226 remainder CB/16/3344/OUT
39	<b>Open space/leisure and GI assets</b> 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 aspirations identified in Parish GI plan. No loss of LS open space.
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
Planr	hing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Part of site school
Does	the site continue to next stage?		No

**STAGE 2 ASSESSMENT CONCLUSION** 

Is the site suitable for the proposed development?

The site is not considered suitable to development due to the impact the development would have on the character of this part of Stotfold. The area to the north of Stotfold becomes more rural in character and the development would erode this whilst also causing possible coalescence with Astwick. Development would also have an adverse impact on ecology on the area; impact on farmland species and SPI toads. There has also been significant development in Stotfold over the last 10 years impacting on local services and facilities, of which schools is one which has reached capacity.

# Site Assessment Framework for HOUSING<sup>30</sup>

Site details	
Reference Number	NLP100
Site Name	Land west of Astwick Road
Site Address	Land west of Astwick Road, SG5 4AQ
Settlement	Stotfold
Size	Submitted Developable Area: 5.26ha Submitted Whole Site Area: 5.26ha
	Measured GIS Area: 5.34ha
Proposed Use	Residential
Any other information	Refused planning application 16/4161

# 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: 120 Number of proposed dwellings as per CBC methodology: 96		
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 more than 50% of the site is within floodzone 2 and 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>30</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 whi	ich would	cause coalescence of existing			
towns or villages. For the purposes of this assessment, a self	f-contain	ed site is defined as a site which will			
provide 1,500 homes or more <sup>31</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?	A	The site could potentially form an extension to the north west of Stotfold. The site would extend development northwards urbanising the land between Stotfold and Astwick			
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	Potential coalescence with Astwick			
Does the site continue to next stage?		Yes			

**STAGE 1C ASSESSMENT** 

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>32</sup>.Critical InfrastructureAFurther information required8Can the site meet the critical infrastructure<br/>requirements that will enable delivery<sup>33</sup>?AFurther information required

Yes

Does the site continue to next stage?

### STAGE 1D ASSESSMENT

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

Availa	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is greenfield.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowners have an intention to develop the site.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	There are no identified legal or ownership problems that could delay or prevent development.		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	16/04161/OUT – 100 dwellings – refused		

<sup>&</sup>lt;sup>31</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <u>https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages\_towns\_and\_cities.pdf</u>)
<sup>32</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>32</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>33</sup> This is an assessment based on the information leaves at this structure. If it is the structure is an assessment based on the information leaves at this structure.

<sup>&</sup>lt;sup>33</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 may be capable of demonstrating Exceptional				
	nstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circl			
Plan.		unistanto		
Green	helt			
13	Is the site located within the Green Belt?	No	Not in groop bolt	
13			Not in green belt	
14	If answer to question 13 is yes, then does the site lie	No	N/A	
	within one of the parcels which have been identified			
	in the Central Bedfordshire and Luton Green Belt			
	Study as making only a relatively weak, weak, or no			
	contribution? If yes, site progresses through to Stage			
	2.			
15a	Does the site have all of the following merits that	No	N/A	
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>			
	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			
15b	suitability.* Sites which have support from the local community	No	Site is not supported by a	
155	as demonstrated through an allocation in an adopted	NO	Site is not supported by a Neighbourhood Plan	
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage 2. <sup>34</sup>			
Deect			Vee	
Does t	he 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.

-	<b>16</b> Is the site Previously Developed Land in accordance R 100% Greenfield					
	with the NPPF definition?					

<sup>&</sup>lt;sup>34</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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	700/ 4000/ (0)		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
•	• 25% - 0% (Greenfield) (R)		
	munity		
17	Neighbourhood Planning (only applicable in	No	Not a designated Neighbourhood
	designated areas)		Plan area
	Is the site identified as a housing allocation in an		
18	emerging Neighbourhood Plan? Community Consultation	Yes	Through 16/04161/OUT
10	Has any community consultation taken place?	165	11100g1110/04101/001
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on sustainability.
	Would this proposal impact on the sustainability of		The impact of outstandbirdy.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	R	There has been a 60% growth in
	years, what has been the level of housing growth in		the level of housing in Stotfold over
	the parish?		the past 10 years.
	<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		
	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	А	This would result in an additional
	outstanding permissions (as of April 2016) were to		5% growth.
	be completed?		
	<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		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
Dhue	data).		
	ical Constraints	G	No physical constraints
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability? For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	R	The area to the north of Stotfold is
	the existing settlement pattern, and would it have an		rural in character and it is
	adverse impact on any historic, unique or distinctive		considered that any development
	characteristics of the settlement's built or natural		here would erode this character
	form?		having an adverse impact.
			Development adjoining Stotfold is
			considered more appropriate.
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	100% Grade 2
	agricultural land?		

	• 50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	• 50% or more in Grade 1, 2 or 3a (R)		
This s any q Stage	GE 2 ASSESSMENT stage further assesses the site's suitability using comme juestion does not mean that the site will be automatically a 2B will be looked at as a whole using planning balance	/ exclude	
	sport and Access to Services		
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately	of the sit	te for housing. It links to the
25a	Does the settlement have a Primary/Lower school?	G	In settlement
	<ul> <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>		
25b	Does the settlement have a Middle school (if	G	In settlement
	<ul> <li>applicable)?</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>Other catchment school available (A)</li> </ul>		
25c	Does the settlement have a Secondary/ Upper	G	In settlement
	school?		
	<ul> <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>Other catchment school available (A)</li> </ul>		
25d	<ul> <li>Does the settlement have a GPs surgery or medical centre?</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	In settlement
26	What retail provision does the settlement offer?	A	Convenience Store / Post Office /
	<ul> <li>Town Centre/ Supermarket (G)</li> <li>Convenience Store / Post Office / Newsagent (A)</li> <li>None (R)</li> </ul>		Newsagent
27	Distance to bus stops with a frequent service (at	R	Over 800m
	<ul> <li>least hourly at peak times):</li> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> <li>Over 800m (R)</li> <li>OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>		
28	<ul> <li>Distance to nearest train station:</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> </ul>	R	Over 1200m

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	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Yes – Astwick Road
	ol Capacity	0	Tes – Astwick Road
30	Do the local schools have capacity at all tiers?	A	cumulative impact of smaller developments is likely to be a concern
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
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	A	OW present, JFlow modelling required
	<ul> <li>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>		to confirm flood risk
Envir	onmental Health		
34	<b>Contamination</b> 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	Industrial / Traffic Noise
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?	R	Some scope for limited development on southern part of site.

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What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?       EGW to west of site. Badger records, 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?       R/A       Part of site identified in Parish GI plan for Extending Etonbury Wood as accessible GI eastwards and to east of school/ north of Pix Brook – would need to be integrated as significant part of the development site. RoW in area, and need for safe crossing of A507 for users of ROW. No loss of LS open space.         Minerals and Waste       40       What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?       G       No issues	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
<ul> <li>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?</li> <li>Marce Marce Marce</li></ul>	38	What would the impacts of development be on any biological, geological or ecological assets and are	A	EGW to west of site. Badger
Minerals and Waste         40       What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?       G       No issues         Planning History       41       What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)       16/0461/OUT – for 100 dwellings, still to be determined	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	R/A	plan for Extending Etonbury Wood as accessible GI eastwards and to east of school/ north of Pix Brook – would need to be integrated as significant part of the development site. RoW in area, and need for safe crossing of A507 for users of ROW.
safeguarded minerals and waste sites, including mineral safeguarding sites?         Planning History         41       What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)       16/0461/OUT – for 100 dwellings, still to be determined	Mine	rals and Waste		
41What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)16/0461/OUT – for 100 dwellings, still to be determined	40	safeguarded minerals and waste sites, including	G	No issues
planning applications and submissions to previous still to be determined Allocations Plans)	Plan	ning History		
Does the site continue to next stage? No	41	planning applications and submissions to previous Allocations Plans)		still to be determined
	Does	the site continue to next stage?		No

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is not to be considered further.

- Development on the site would have a potentially adverse impact on the character of this part of Stotfold.
- The area to the north of Stotfold becomes more rural in character and the development would erode this character.
- There has also been significant development in Stotfold over the last 10 years impacting on local services and facilities, of which schools is one which has reached capacity.
- Would result in the urbanisation of the open countryside outside of the Settlement Envelope.
- Loss of Best and Most Versatile agricultural land.
- Loss of part of the important countryside setting of the historic hamlet of Astwick.

# Site Assessment Framework for HOUSING<sup>35</sup>

Site details		
Reference Number	NLP106	
Site Name	Land west of Hitchin Road	
Site Address	Land west of Hitchin Road	
Settlement	Stotfold	
Size	Submitted Developable Area: 36.06 to 40.16ha Submitted Whole Site Area: 36.06 to 40.16ha Measured GIS Area: 36.88ha	
Proposed Use	Residential	
Any other information	See ALP282	

# 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.

	SE 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				
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: 650 Number of proposed dwellings as per CBC methodology: 663			
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% of the site is within floodzone 2 and 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			

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<sup>&</sup>lt;sup>35</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>36</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?	A	The site could potentially form an extension to the west of Stotfold.		
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	Does not cause Coalescence		
Does	the site continue to next stage?	•	Yes		

# STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>37</sup>. Critical Infrastructure 8 Can the site meet the critical infrastructure G Critical infrastructure needs<sup>37</sup>. 8 Can the site meet the critical infrastructure G Critical infrastructure can be provided. Does the site continue to next stage? Yes

**STAGE 1D ASSESSMENT** 

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

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

<sup>&</sup>lt;sup>36</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>37</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>38</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 may be capable of demonstrating Exceptional					
	mstances. Any site in the Green Belt that is determined					
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the			
Plan.						
Green			· · ·			
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	No	N/A			
	within one of the parcels which have been identified					
	in the Central Bedfordshire and Luton Green Belt					
	Study as making only a relatively weak, weak, or no					
	contribution? If yes, site progresses through to Stage					
	2.					
15a	Does the site have all of the following merits that	No	N/A			
	may outweigh the harm to the Green Belt and which					
	may contribute to identification of exceptional					
	circumstances?					
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>					
	following key local services - convenience					
	shop, lower school, middle school, upper					
	school, village hall, GP surgery, post office,					
	library (use settlement audit)					
	<ul> <li>Site makes a strong contribution to housing</li> </ul>					
	need (100 plus homes) within the Luton HMA					
	• Site is in or directly adjacent to a settlement					
	that has a mainline rail station or direct					
	assess (junction) to the strategic road					
	network (A road or motorway)					
	Sites in Green Belt other than those covered by 14					
	and 15b that cannot meet these criteria, will not					
	progress any further in this assessment of					
	suitability.*					
15b	Sites which have support from the local community	No	Site is not supported by a			
	as demonstrated through an allocation in an adopted		Neighbourhood Plan			
	or draft Neighbourhood Plan (that has been subject		-			
	to Regulation 14 consultation) that do not meet the					
	criteria in question 15a will automatically progress					
	through this stage to be considered further at Stage					
	2. <sup>39</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	R	100% Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

<sup>&</sup>lt;sup>39</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)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Not a designated Neighbourhood
	designated areas)		Plan 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	No impact on sustainability.
	Would this proposal impact on the sustainability of		Proposal would contribute to
	the settlement through the loss of services and		sustainability
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	ulative Impact		
20	Considering housing completions over the past 10	R	There has been a 60% growth in
	years, what has been the level of housing growth in		the level of housing in Stotfold over
	the parish?		the past 10 years.
	<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	Α	This would result in an additional
	outstanding permissions (as of April 2016) were to		5% growth.
	be completed?		
	<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		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
_	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	R	The site would extend Stotfold
	the existing settlement pattern, and would it have an		westwards and adjoin Etonbury
	adverse impact on any historic, unique or distinctive		Woods. This area is rural in
	characteristics of the settlement's built or natural		character and forms a separation
	form?		with Arlesey. It is considered that
			this site would have an adverse
			impact on the character of Stotfold
			here.
	ultural Land Quality		
24	Would the development impact on high quality	R	100% Grade 2
	agricultural land?		

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	500% or more in non-agricultural land (C)		
	<ul> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 2b. 4 or 5 (A)</li> </ul>		
	• 50% of more in Grade 3b, 4 or 5 (A)		
	• 50% or more in Grade 1, 2 or 3a (R)		
This s any q Stage	GE 2 ASSESSMENT stage further assesses the site's suitability using comme juestion does not mean that the site will be automatically a 2B will be looked at as a whole using planning balance sport and Access to Services	y exclude	
25	Facilities and services		
20	Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately	of the sit	e for housing. It links to the
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> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>		
25b	Does the settlement have a Middle school (if	G	In settlement
	<ul> <li>applicable)?</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>Other catchment school available (A)</li> </ul>		
25c	Does the settlement have a Secondary/ Upper	G	In settlement
	school?		
	<ul> <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>Other catchment school available (A)</li> </ul>		
25d	<ul> <li>Does the settlement have a GPs surgery or medical centre?</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	In settlement
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 / Post Office / Newsagent
27	<ul> <li>Distance to bus stops with a frequent service (at least hourly at peak times):</li> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> <li>Over 800m (R)</li> <li>OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	507m
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A)	R	Over 1200m

	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Yes – Arlesey Road
	pol Capacity	0	
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	R	New schools would be required, the size of which would be dependant on the scale of development.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	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>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>	R	Level 2 assessment required
Envi	ronmental 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	A507 / Public House / Commercial
	ronmental 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	need to maintain strategic buffer between Stotfold and Arlesey. Pastures and trees of high amenity ,contributing to Ivel valley character.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	A	Liaison with Archaeology and Site has multi-period archaeological potential but this would not prevent allocation providing appropriate
38	these assets? Ecological Assets	R	mitigation is undertaken Extensive buffering of GI required,

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<ul> <li>What would the impacts of development be biological, geological or ecological assets ar there any opportunities for their enhanceme</li> <li><b>39</b> Open space/leisure and GI assets         Are there any potential conflicts with open s leisure designations or Rights of Way? Is the capacity to provide the required levels of operand green infrastructure?     </li> </ul>	are ?Green Wheel. Protected species interest. Old, mature trees valuable.R/AAspiration to extend Etonbury Wood eastwards to the east of the school and to create a green
Minerals and Waste	T non.
<b>40</b> What would the impacts of development be safeguarded minerals and waste sites, inclu mineral safeguarding sites?	
Planning History	
41 What is the sites planning history? (For examplanning applications and submissions to pr Allocations Plans)	ious
Does the site continue to next stage?	No

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is not to be considered further.

- The site would adjoin Etonbury Woods in the west, which has potential ecological impacts.
- The whole site would also have a landscape impact in terms of reducing the buffer between Arlesey and Stotfold.
- Stotfold has also had significant development over the last 10 years which has resulted in many facilities and services, such as education reaching capacity. Any further development would need to provide schools.

# Site Assessment Framework for HOUSING<sup>40</sup>

Site details	
Reference Number	NLP115
Site Name	Land off Taylor's Road, Stotfold
Site Address	Taylor's Road, Stotfold, Bedfordshire, SG5
Settlement	Stotfold
Size	Submitted Developable Area: 0.89ha
	Submitted Whole Site Area: 0.89ha
	Measured GIS Area: 0.89ha
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	E 1A ASSESSMENT		
-	stage of the assessment rules out sites that are too sma	ll or conf	ict 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	No	Number of proposed dwellings as per proforma: 35 Number of proposed dwellings as per CBC methodology: 21
	Developable Area, or the area measured in GIS if this is smaller.		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% of the site at risk from surface water flooding.
	nally significant designations (All sites which reach S		
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 designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes



<sup>&</sup>lt;sup>40</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>41</sup>.

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?	G	The site lies to the north east of Stotfold, within the settlement envelope and on land used for employment. It can be seen as 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	Does not cause coalescence		
Does	the site continue to next stage?		Yes		

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>42</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure needs<sup>42</sup>.

 8
 Can the site meet the critical infrastructure needs<sup>43</sup>?
 A

 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? The site I sued for employment with 9 А Would the existing use limit the development related curtilage, submission form potential? states that the site is 68% greenfield however the majority of the site would fall under PDL 10 Is the land controlled by a developer or land owner G Intent on developing the site who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G No issues 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 apps

<sup>&</sup>lt;sup>41</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>42</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>43</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	3

### **STAGE 1E ASSESSMENT**

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

### Greenbelt 13 Not within Greenbelt Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie No N/A within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. 15a Does the site have all of the following merits that N/A No may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.\* 15b Sites which have support from the local community No Site is not supported by a as demonstrated through an allocation in an adopted Neighbourhood Plan or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.44 Yes

Does the site continue to next stage?

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)						
STAG	STAGE 2 ASSESSMENT					
This s	tage further assesses the site's suitability using detailed	deskto	o assessment. A red rating for any			
questi	ion does not mean that the site will be automatically exc	luded at	this stage as the ratings across			
Stage	2A will be looked at as a whole using planning balance					
Previously Developed Land						
<b>16</b> Is the site Previously Developed Land in accordance G It is unclear what the site is exactly						

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?		used for however it is unlikely to be	1
	• 76% - 100% (G)		agricultural therefore the majority of	
	• 26 - 75% (A)		the site can be considered as PDL	
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>			
	munity			
17	Neighbourhood Planning (only applicable in	No	Not allocated for a neighbourhood	
	designated areas)		plan	
	Is the site identified as a housing allocation in an			
	emerging Neighbourhood Plan?			
18	Community Consultation	No		
	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	Would result in the loss of	
	Would this proposal impact on the sustainability of		employment land, however the	
	the settlement through the loss of services and		current businesses on the site are	
	facilities (for example, employment, retail, public		winding down and will be off the	
-	house etc)		site within the next 5 years	
	ulative Impact	-		
20	Considering housing completions over the past 10	R	No. Houses 2006: 2,987	
	years, what has been the level of housing growth in		No. Houses 2016: 4,783	
	the parish?		% Growth: 60.13	
	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	A	No. Houses 2016: 4,783	
	outstanding permissions (as of April 2016) were to		Outstanding Completions: 240	
	be completed?		% Growth: 5.02%	
	Less than 5% growth (G)			
	<ul> <li>5% to 20% growth (A)</li> </ul>			
	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).			
	ical Constraints		Current buildings that take up much	-
22	Are there any physical constraints or permanent	A	Current buildings that take up much	
	features that affect the site's developability?		of the site would need to be	
	For example pylons, gas works, sewage treatment		demolished	
Polo	works, topography or wind turbines. tionship to Settlement	l		
		Λ	The site lies within the settlement	-
23	Would development of the site be complementary to	A		
	the existing settlement pattern, and would it have an		envelope, therefore does not	
	adverse impact on any historic, unique or distinctive		extend the settlement in any way,	
	characteristics of the settlement's built or natural		furthermore the site is already	
	form?		adjacent to residential development	
			and an extension to this would not	
			be seen as illogical. Would not	. 
			necessarily harm the character of the area, however it would have a	
		1	The area nowever it would have a	1

			negative impact on the employment land available in the area.
Agric	cultural Land Quality		
24	<ul> <li>Would the development impact on high quality agricultural land?</li> <li>50% or more in non-agricultural land (G)</li> <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>	G	100% Urban

	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		d at this stage as the ratings across
	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.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Settlement contains a
	• Yes, in the settlement (G)		primary/lower school
	<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	G	Settlement contains a middle
	applicable)?		school
	• 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	A	Settlement does not contain a
	school?		secondary/upper school, however
	• Yes, in the settlement (G)		one is present within adjoining
	• Yes, proposed as part of the development (G)		Letchworth
	<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	Settlement contains a GP's surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<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?	А	Settlement does not have a town
	Town Centre/ Supermarket (G)		centre but does contain a post
	Convenience Store / Post Office / Newsagent		office and local convenience
	(A)		stores.
	None (R)		
27	Distance to bus stops with a frequent service (at	А	The site is 706 metres away from
	least hourly at peak times):		the nearest bus stop
	• Less than 400m (G)		
	• 400m-800m (A)		
	<ul> <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	Site is over 1,200m away from the
	<ul> <li>Less than 800m (G)</li> </ul>		nearest train station
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
00		0	
29	Is the site accessible from the existing road network?	G	Site has direct access onto Taylor's Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	А	New lower school planned locally,
			financial contributions likely to be
			required.
31	If not has a commitment been made to address	A	Financial contributions could be
31	If not, has a commitment been made to address	A	
	this?		made
	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)	
33	What is the conclusion of the sequential approach to	А	Provisionally no Level 2
	site allocations, in regards to flood risk?		assessment required
	No assessment required (G)		
	Consider Further Assessment (A)		
Envir	Further Assessment Required (R)		
	Further Assessment Required (R)     onmental Health	D/A/C	Augiting Commonte
Envir 34	Further Assessment Required (R)     onmental Health     Contamination	R/A/G	Awaiting Comments
	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and	R/A/G	Awaiting Comments
34	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?		
	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses	R/A/G R/A/G	Awaiting Comments Awaiting Comments
34	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?		
34	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to		
34	<ul> <li>Further Assessment Required (R)</li> <li>onmental Health</li> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> <li>Adjoining uses</li> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;</li> </ul>		
34 35	<ul> <li>Further Assessment Required (R)</li> <li>onmental Health</li> <li>Contamination         Are there any contamination constraints on site and will there be any remediation required?         Adjoining uses         Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)     </li> </ul>		
34 35 Envir	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints	R/A/G	Awaiting Comments
34 35	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints     Landscape character		Awaiting Comments Brownfield site – need to create
34 35 Envir	<ul> <li>Further Assessment Required (R)</li> <li>onmental Health</li> <li>Contamination         Are there any contamination constraints on site and will there be any remediation required?         Adjoining uses         Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)         onmental Constraints         Landscape character         What would the impacts of development be on the     </li> </ul>	R/A/G	Awaiting Comments Brownfield site – need to create new landscape structure extending
34 35 Envir	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints     Landscape character     What would the impacts of development be on the     landscape character or setting of the area or any	R/A/G	Awaiting Comments Brownfield site – need to create
34 35 Envir	<ul> <li>Further Assessment Required (R)</li> <li>onmental Health</li> <li>Contamination         Are there any contamination constraints on site and will there be any remediation required?         Adjoining uses         Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)         onmental Constraints         Landscape character         What would the impacts of development be on the     </li> </ul>	R/A/G	Awaiting Comments Brownfield site – need to create new landscape structure extending
34 35 Envir	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints     Landscape character     What would the impacts of development be on the     landscape character or setting of the area or any	R/A/G	Awaiting Comments Brownfield site – need to create new landscape structure extending
34 35 Envir	<ul> <li>Further Assessment Required (R)</li> <li>onmental Health</li> <li>Contamination         Are there any contamination constraints on site and will there be any remediation required?         Adjoining uses         Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)         onmental Constraints         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     </li> </ul>	R/A/G	Awaiting Comments Brownfield site – need to create new landscape structure extending

37	Heritage/ Archaeology	A – G	Archaeology - Site is considered to
31	What would the impacts of development be on any	H-G	have low archaeological
	heritage assets and their setting?	11-0	potential.
	Are there any opportunities for enhancement of		Heritage – No issues identified
	these assets?		Themage No 135005 Identified
38	Ecological Assets	G	Previously developed,
	What would the impacts of development be on any		enhancement opportunities
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G	No aspirations identified in parish
	Are there any potential conflicts with open space,		GI plan.
	leisure designations or Rights of Way? Is there		
	capacity to provide the required levels of open space		
	and green infrastructure?		
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		CB/11/04271/FULL – Installation of
	planning applications and submissions to previous		replacement extraction unit
	Allocations Plans)		(Granted)
			CB/12/02503/FULL – Erection of
			118 dwellings & 5 x B1 business
			units (Granted) – this encompasses
			only a small portion of the
			submission.
Does	the site continue to next stage?		Yes

### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment.

- The site lies within the settlement envelope of Stotfold therefore not impacting on any key agricultural land.
- The site is also located on previously developed land which would represent a well suited development to the surrounding residential area.
- However this would result in the loss of employment land.
- There are not any major issues raised by consultee comments.

### **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	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</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		

	<ul> <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</li> </ul>	both the upper and lower benchmark land values and as such the report indicates that such
Achie	benchmark land value	development would likely be viable.
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 of the Authority.
45	<ul> <li>When can the scheme realistically commence delivery?</li> <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>	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder

	would likely take one year to build out this site.
Does the site pass this stage?	Yes

### SUMMARY

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

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

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

Page **O** <sup>2</sup>.

# Site Assessment Framework for HOUSING<sup>45</sup>

Site details	
Reference Number	NLP119
Site Name	Land at Arlesey Road
Site Address	Land at Arlesey Road
Settlement	Stotfold
Size	Submitted Developable Area: 14ha
	Submitted Whole Site Area: 18.56ha
	Measured GIS Area: 18.77ha
Proposed Use	Residential
Any other	
information	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT				
This 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 % 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: 420 Number of proposed dwellings as per CBC methodology: 252		
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 more than 50% of the site is within floodzone 2 and 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>45</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>46</sup>.

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 could form an extension to Stotfold. However, it is considered that due to access the site is not 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	No coalescence	
Does	the site continue to next stage?		Yes	
DUES	the site continue to next stage?	Tes		

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs47.Critical InfrastructureGCritical infrastructure can be8Can the site meet the critical infrastructureGCritical infrastructure can be

0	requirements that will enable delivery <sup>48</sup> ?	0	provided.
Does	the site continue to next stage?		Yes

### STAGE 1D ASSESSMENT

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

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

<sup>&</sup>lt;sup>46</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>47</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>48</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

STAC					
	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				
	mstances. Any site in the Green Belt that is determined				
	sment would still have to demonstrate Exceptional Circ	umstance	es to considered for allocation in the		
Plan.	1.14				
Greer					
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	No	N/A		
	within one of the parcels which have been identified				
	in the Central Bedfordshire and Luton Green Belt				
	Study as making only a relatively weak, weak, or no				
	contribution? If yes, site progresses through to Stage				
	2.				
15a	Does the site have all of the following merits that	No	N/A		
	may outweigh the harm to the Green Belt and which				
	may contribute to identification of exceptional				
	circumstances?				
	Adjoining settlement has at least 3 of the				
	following key local services - convenience				
	shop, lower school, middle school, upper				
	school, village hall, GP surgery, post office,				
	library (use settlement audit)				
	<ul> <li>Site makes a strong contribution to housing</li> </ul>				
	need (100 plus homes) within the Luton HMA				
	<ul> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct</li> </ul>				
	assess (junction) to the strategic road				
	network (A road or motorway)				
	Sites in Green Belt other than those covered by 14				
	and 15b that cannot meet these criteria, will not				
	progress any further in this assessment of				
	suitability.*				
15b	Sites which have support from the local community	No	Site is not supported by a		
	as demonstrated through an allocation in an adopted		Neighbourhood Plan		
	or draft Neighbourhood Plan (that has been subject				
	to Regulation 14 consultation) that do not meet the				
	criteria in question 15a will automatically progress				
	through this stage to be considered further at Stage				
	2. <sup>49</sup>				
Does	the site continue to next stage?		Yes		
	U U		l		

# 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.

11011					
16	Is the site Previously Developed Land in accordance	R	100% Greenfield		
	with the NPPF definition?				

<sup>&</sup>lt;sup>49</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	700/ 4000/ (0)		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
Com	• 25% - 0% (Greenfield) (R)		
17	nunity	No	Not a designated Naighbourboad
17	Neighbourhood Planning (only applicable in designated areas)	No	Not a designated Neighbourhood Plan area
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
10	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 on sustainability.
	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 60% growth in
	years, what has been the level of housing growth in		the level of housing in Stotfold over
	the parish?		the past 10 years.
	<ul> <li>Less than 5% growth (G)</li> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>5% to 20% growth (A)</li> <li>More than 20% growth (R)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> <li>This is calculated by working out the total number of</li> </ul>		
	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	А	This would result in an additional
	outstanding permissions (as of April 2016) were to		5% growth.
	be completed?		
	<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		
	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 physical constraints
	features that affect the site's developability?		
	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	А	The site is large in scale and it is
	the existing settlement pattern, and would it have an		considered that the site would have
	adverse impact on any historic, unique or distinctive		an adverse impact on the character
	characteristics of the settlement's built or natural		of Stotfold. The site would also
A!	form?		extend Stotfold westwards.
	ultural Land Quality Would the development impact on high quality	D	100% Crode 2
24	Would the development impact on high quality	R	100% Grade 2
	agricultural land?		
	<ul> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b. 4 or 5 (A)</li> </ul>		
	<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>	

STAG	SE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	e 2B will be looked at as a whole using planning balance		5 5
	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.		
	Issues relating to capacity are assessed separately	1	
25a	Does the settlement have a Primary/Lower school?	G	In settlement
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	• Yes, proposed as part of the development (G)		
	<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	G	In settlement
	applicable)?		· · · · ·
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
25c	Other catchment school available (A)		
250	Does the settlement have a Secondary/ Upper school?	G	In settlement
	• 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	In settlement
200	centre?	U	
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<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?	А	Convenience Store / Post Office /
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		Newsagent
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	Site is 766m away from the nearest
	least hourly at peak times):		bus stop
	• Less than 400m (G)		
	• 400m-800m (A)		
	Over 800m (R)     OP submission form stated that improved		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
20	part of the development (G)	D	Over 1200m
28	Distance to nearest train station:	R	Over 1200m
	<ul> <li>Less than 800m (G)</li> <li>800m 1200m (A)</li> </ul>		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		

29	Is the site accessible from the existing road network?	G	Yes – Arlesey Road
	ol Capacity	, <b>~</b>	
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	R	New schools would be required, the size of which would be dependant on the scale of development.
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	st)	
33	<ul> <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>	Á	OW present, JFlow modelling required to confirm flood risk
	onmental Health		
34	<b>Contamination</b> 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	Football Pitches
	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	land extends into open vale forming foreground to clay ridge.
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	R/A	Adjacent to EGW, impact on

	biological, geological or ecological assets and are there any opportunities for their enhancement?		north and adjacent scrub f interest for badgers	
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G/A	Limited aspirations from Parish GI plan – seeks to create a bridleway along western edge of site. Site not part of GI network identified by Mid Beds GI plan. No loss of OS.	
Miner	Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues	
Planning History				
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Adjoins allocated site	
Does	the site continue to next stage?		No	

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is not to be considered further.

- The site is large in scale in comparison to Stotfold and as such would have an adverse impact on the character of the settlement.
- The site would also extend the settlement envelope westwards impacting on the landscape.
- Development here would also have an adverse impact on the ecological assets on the site.

# Site Assessment Framework for HOUSING<sup>50</sup>

Site details	
Reference Number	NLP122
Site Name	Land at Malthouse Lane
Site Address	Land west of Astwick Road, SG5 4AQ
Settlement	Stotfold
Size	Submitted Developable Area: 5.28ha
	Submitted Whole Site Area: 5.28ha
	Measured GIS Area: 5.25ha
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	E 1A ASSESSMENT		
	tage of the assessment rules out sites that are too small	ll or conf	lict with national policy designations
	sional Site Capacity		ict with hatonal policy designations.
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	No	Number of proposed dwellings as per proforma: 90 Number of proposed dwellings as per CBC methodology: 94
Flood	<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 Developable Area, or the area measured in GIS if this is smaller.</li> <li>Risk (All sites which reach Stage 2 will be subject to the subject</li></ul>	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% of the site is within floodzone 2 and 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding
	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	No nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does	the site continue to next stage?		Yes

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<sup>&</sup>lt;sup>50</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>51</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 could potentially form an extension of Stotfold as it is surrounded by the settlement on 3 sides and is bounded by the Rivel Ivel in the east.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence	
Does	the site continue to next stage?		Yes	

# STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>52</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure
 G
 Critical infrastructure needs<sup>52</sup>.

 8
 Can the site meet the critical infrastructure
 G
 Critical infrastructure can be provided.

Yes

#### Does the site continue to next stage?

**STAGE 1D ASSESSMENT** 

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

Availability

Avana	ability		
9	What is the existing use of the site?	G	The site is greenfield.
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	The landowners have an intention
	who has expressed an intention to develop the site?		to develop the site.
11	Are there any legal or ownership problems that could	А	There are existing agricultural
	delay or prevent development?		tenancies on site. The recovery of
	If Yes, then can these be issues be realistically		land will be factored into
	overcome?		programme for development.
12	Does the site already have planning permission for	G	No planning permission
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		

<sup>&</sup>lt;sup>51</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>52</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>53</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					
	nstances. Any site in the Green Belt that is determined					
	sment would still have to demonstrate Exceptional Circu	umstanc	es to considered for allocation in the			
Plan.						
Green						
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	No	N/A			
	within one of the parcels which have been identified					
	in the Central Bedfordshire and Luton Green Belt					
	Study as making only a relatively weak, weak, or no					
	contribution? If yes, site progresses through to Stage					
	2.					
15a	Does the site have all of the following merits that	No	N/A			
	may outweigh the harm to the Green Belt and which					
	may contribute to identification of exceptional					
	circumstances?					
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>					
	following key local services - convenience					
	shop, lower school, middle school, upper					
	school, village hall, GP surgery, post office,					
	library (use settlement audit)					
	<ul> <li>Site makes a strong contribution to housing</li> </ul>					
	need (100 plus homes) within the Luton HMA					
	• Site is in or directly adjacent to a settlement					
	that has a mainline rail station or direct					
	assess (junction) to the strategic road					
	network (A road or motorway)					
	Sites in Green Belt other than those covered by 14					
	and 15b that cannot meet these criteria, will not					
	progress any further in this assessment of					
	suitability.*					
15b	Sites which have support from the local community	No	Site is not supported by a			
	as demonstrated through an allocation in an adopted		Neighbourhood Plan			
	or draft Neighbourhood Plan (that has been subject		-			
	to Regulation 14 consultation) that do not meet the					
	criteria in question 15a will automatically progress					
	through this stage to be considered further at Stage					
	2. <sup>54</sup>					
Does	the site continue to next stage?		Yes			
	Dues the site continue to heat 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

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

<sup>&</sup>lt;sup>54</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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	• 26 - 75% (A)		
_	• 25% - 0% (Greenfield) (R)		
	munity	1	
17	Neighbourhood Planning (only applicable in	No	Not a designated Neighbourhood
	designated areas)		Plan 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	No impact on sustainability.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	R	There has been a 60% growth in
	years, what has been the level of housing growth in		the level of housing in Stotfold over
	the parish?		the past 10 years.
	Less than 5% growth (G)		. ,
	• 5% to 20% growth (A)		
	<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	A	This would result in an additional
21		A	
	outstanding permissions (as of April 2016) were to		5% growth.
	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).		
	ical Constraints	1	
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	R	This area of Stotfold is fairly
	the existing settlement pattern, and would it have an		undeveloped and as such it is
	adverse impact on any historic, unique or distinctive		considered that development here
	characteristics of the settlement's built or natural		would have an adverse impact on
	form?		the character of Stotfold.
Aario	cultural Land Quality		
24	Would the development impact on high quality	R	100% Grade 2
	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% of more in Grade 3b, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

STAC	GE 2 ASSESSMENT					
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for			
	uestion does not mean that the site will be automatically					
Stage	Stage 2B will be looked at as a whole using planning balance.					
	sport and Access to Services					
25						
	Council's Settlement Hierarchy Audit.					
	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>					
	• Yes, proposed as part of the development (G)					
	<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	G	In settlement			
	applicable)?					
	• Yes, in the settlement (G)					
	• Yes, proposed as part of the development (G)					
	No, but an adjoining settlement does (A)					
	Other catchment school available (A)					
25c	Does the settlement have a Secondary/ Upper	G	In settlement			
	school?					
	• Yes, in the settlement (G)					
	• Yes, proposed as part of the development (G)					
	No, but an adjoining settlement does (A)					
	Other catchment school available (A)					
25d	Does the settlement have a GPs surgery or medical	G	In settlement			
	centre?					
	<ul> <li>Yes, in the settlement (G)</li> </ul>					
	• Yes, proposed as part of the development (G)					
	<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?	А	Convenience Store / Post Office /			
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		Newsagent			
	Convenience Store / Post Office / Newsagent					
	(A)					
	None (R)					
27	Distance to bus stops with a frequent service (at	G	Site is 220m away from the nearest			
	least hourly at peak times):		bus stop			
	<ul> <li>Less than 400m (G)</li> </ul>					
	<ul> <li>400m-800m (A)</li> </ul>					
	<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 – Malthouse Lane			

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SCUO	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	cumulative impact of smaller
			developments is likely to be a
			concern.
31	If not, has a commitment been made to address	А	Lower, middle and upper schools in
0.	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
Mato	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	the EFA.
32			
JZ	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	(set)	any upgrades required.
			Level O see see set as mined
. 33	What is the conclusion of the sequential approach to		
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
33	site allocations, in regards to flood risk?	ĸ	Level 2 assessment required
33	<ul><li>site allocations, in regards to flood risk?</li><li>No assessment required (G)</li></ul>	ĸ	Level 2 assessment required
33	<ul> <li>site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> </ul>	ĸ	Level 2 assessment required
	<ul> <li>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>	ĸ	Level 2 assessment required
Envir	<ul> <li>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>		
	<ul> <li>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>	R/A/G	Awaiting Comments
Envir	<ul> <li>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> <b>onmental Health Contamination</b> Are there any contamination constraints on site and		
Envir 34	<ul> <li>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> <b>conmental Health Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
Envir	<ul> <li>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> <b>onmental Health Contamination</b> Are there any contamination constraints on site and will there be any remediation required? <b>Adjoining uses</b>		
Envir 34	<ul> <li>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> <b>onmental Health Contamination</b> Are there any contamination constraints on site and will there be any remediation required? <b>Adjoining uses</b> Would any adjoining uses have the potential to	R/A/G	Awaiting Comments
Envir 34	<ul> <li>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> <b>onmental Health Contamination</b> Are there any contamination constraints on site and will there be any remediation required? <b>Adjoining uses</b>	R/A/G	Awaiting Comments
Envir 34 35	<ul> <li>site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> </li> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> <li>Adjoining uses</li> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> </ul>	R/A/G	Awaiting Comments
Envir 34 35	<ul> <li>site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> </li> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> <li>Adjoining uses</li> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;</li> </ul> </li> </ul>	R/A/G	Awaiting Comments
Envir 34 35	<ul> <li>site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> </li> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> <li>Adjoining uses</li> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> </ul>	R/A/G	Awaiting Comments
Envir 34 35 Envir	<ul> <li>site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> </li> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> </ul> </li> <li>Adjoining uses <ul> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> </ul>	R/A/G G	Awaiting Comments No issues
Envir 34 35 Envir	<ul> <li>site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> </li> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> </ul> </li> <li>Adjoining uses <ul> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> <li>onmental Constraints <ul> <li>Landscape character</li> <li>What would the impacts of development be on the</li> </ul> </li> </ul>	R/A/G G	Awaiting Comments No issues valuable open land within historic core of village, with strong
Envir 34 35 Envir	site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> <li>Adjoining uses</li> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> <li>conmental Constraints</li> <li>Landscape character</li> <li>What would the impacts of development be on the landscape character or setting of the area or any</li> </ul></li>	R/A/G G	Awaiting Comments No issues valuable open land within historic core of village, with strong characteristic of Ivel valley
Envir 34 35 Envir	site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> </ul> </li> <li>Adjoining uses <ul> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> <li>onmental Constraints <ul> <li>Landscape character</li> <li>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</li> </ul></li>	R/A/G G	Awaiting Comments No issues valuable open land within historic core of village, with strong
Envir 34 35 Envir	<ul> <li>site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> </li> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> </ul> </li> <li>Adjoining uses <ul> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> <li>onmental Constraints <ul> <li>Landscape character</li> <li>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</li> </ul></li></ul>	R/A/G G	Awaiting Comments No issues valuable open land within historic core of village, with strong characteristic of Ivel valley
Envir 34 35 Envir 36	site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> </ul> </li> <li>Adjoining uses <ul> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> <li>onmental Constraints <ul> <li>Landscape character</li> <li>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?</li> </ul></li>	R/A/G G	Awaiting Comments No issues valuable open land within historic core of village, with strong characteristic of Ivel valley landscape.
Envir 34 35 Envir	<ul> <li>site allocations, in regards to flood risk? <ul> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul> </li> <li>onmental Health <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> </ul> </li> <li>Adjoining uses <ul> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> </ul> </li> <li>onmental Constraints <ul> <li>Landscape character</li> <li>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</li> </ul></li></ul>	R/A/G G	Awaiting Comments No issues valuable open land within historic core of village, with strong characteristic of Ivel valley

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38	heritage assets and their setting?Are there any opportunities for enhancement of these assets?Ecological AssetsWhat would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	would not prevent allocation providing appropriate mitigation is undertaken Potential impact to farmland species. River Ivel corridor important for wildlife needs significant buffer. H & SPI
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Parish GI plan aspiration to designate this site as publicly accessible GI grassland/woodland. Extensive RoW across and around site. Loss of Malthouse Large Amenity Space and Allotments
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		·
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No history
Does	the site continue to next stage?		No

# **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

This site is not to be considered further.

- This is because the character of Stotfold here is not that developed and any development here is considered to have an adverse impact on the open land within the historic core of the village.
- Development would also have an adverse impact on ecological assets and would have a detrimental impact on the GI aspirations for the area.

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# Site Assessment Framework for HOUSING<sup>55</sup>

Site details	
Reference Number	NLP125
Site Name	Land east of Rook Tree Lane
Site Address	Land East of Rook Tree Lane, Stotfold, SG5
Settlement	Stotfold
Size	Submitted Developable Area: 0.67ha
	Submitted Whole Site Area: 0.67ha
	Measured GIS Area: 0.57ha
Proposed Use	Residential
Any other	CB/16/01148/OUT – Outline application for residential development - Granted
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.

STV(	GE 1A ASSESSMENT		
-	stage of the assessment rules out sites that are too sma	ll or oonf	list with notional policy designations
	isional Site Capacity		ict with hational policy designations.
1		No	Number of proposed duallings of
1	Is the site likely to accommodate less than 10	INO	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		47
	using density of 30dph and exclude up to 40 %		17
	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:
	• Up to 0.4 hectare 100%		
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>		14
	<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	d 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	No	Not more than 50% of the site in
	or 3?		Flood Zone 2 or 3
3	Is more than 50% of the site at risk from surface	No	Not more than 50% of the site is at
	water flooding?		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	No	No designations on site
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	Not within AONB
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

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<sup>&</sup>lt;sup>55</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>56</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	The site lies to the east of Stotfold, on the edge of the settlement envelope. It can be seen as a logical extension without any major physical constraints		
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	Does not cause coalescence		
Does	the site continue to next stage?		Yes		
	9*				

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>57</sup>.Critical Infrastructure8Can the site meet the critical infrastructureANone other than the creation of

ο	Can the site meet the critical infrastructure	A	None other than the creation of
	requirements that will enable delivery <sup>58</sup> ?		access onto Rook Tree Lane.
Does	the site continue to next stage?	Yes	

# STAGE 1D ASSESSMENT

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

Availa	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	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 issues
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	R	CB/16/01148/OUT – Outline application for residential

<sup>&</sup>lt;sup>56</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>57</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>58</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.	development - Granted
Does the site continue to next stage?	No

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# Site Assessment Framework for HOUSING<sup>59</sup>

Site details	
Reference Number	NLP154
Site Name	Land to the South of Arlesey Road, Stotfold, Bedfordshire
Site Address	Arlesey Road, Stotfold, Bedfordshire
Settlement	Stotfold
Size	Submitted Developable Area: 4.2ha
	Submitted Whole Site Area: 4.2ha
	Measured GIS Area: 4.2ha
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	E 1A ASSESSMENT		
	tage of the assessment rules out sites that are too sma	ll or confl	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: 76
Flood	this is smaller. 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 more than 50% of the site in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% of the site at risk from surface water flooding.
	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	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes



<sup>&</sup>lt;sup>59</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This s insuffi towns provic	<b>BE 1B ASSESSMENT</b> stage of the assessment rules out sites that are not well icient size to be self contained. It also rules out sites wh or villages. For the purposes of this assessment, a sel de 1,500 homes or more <sup>60</sup> . ionship to Settlement	ich would	cause coalescence of existing
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is situated on the western edge of the Stotfold on the very edge of the settlement envelope, the scale of development means the site is not a logical extension as the neighbouring dwellings are very few to the east and non-existent to the west. However a small portion of the site could be considered.
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	Does not coalescence
Does	the site continue to next stage?		No

STAC	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs <sup>61</sup> .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure requirements that will enable delivery <sup>62</sup> ?	G	Access required into the site from Arlesey Road, using a priority junction through consultation with the highways authority.
Does	the site continue to next stage?		Yes

	GE 1D ASSESSMENT		
	stage of the assessment rules out sites that are not avail opment where there are no legal or ownership problems		
	tion to develop the site.		
Avail	ability		
9	What is the existing use of the site?	G	100% Greenfield
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	Intent on developing the site
	who has expressed an intention to develop the site?		
11	Are there any legal or ownership problems that could	G	No issues

<sup>60</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-<u>led garden villages towns and cities.pdf</u>)
 <sup>61</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>62</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.

		1	
	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 apps
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		
Does	the site continue to next stage?		Yes
CT A C			
	SE 1E ASSESSMENT		nd also provides a proliminary
	section records the findings of the Strategic Green Belt I ning of sites to determine whether they <u>may</u> be capable		
	mstances. Any site in the Green Belt that is determined		
	sment would still have to demonstrate Exceptional Circ		
Plan.		umstante	
Greer	nbelt		
13	Is the site located within the Green Belt?	No	Not within Greenbelt
14	If answer to question 13 is yes, then does the site lie	No	N/A
1.4	within one of the parcels which have been identified		
	in the Central Bedfordshire and Luton Green Belt		
	Study as making only a relatively weak, weak, or no		
	contribution? If yes, site progresses through to Stage		
	2.		
15a	Does the site have all of the following merits that	No	N/A
	may outweigh the harm to the Green Belt and which		
	may contribute to identification of exceptional		
	circumstances?		
	Adjoining settlement has at least 3 of the		
	following key local services - convenience		
	shop, lower school, middle school, upper		
	school, village hall, GP surgery, post office,		
	library (use settlement audit)		
	<ul> <li>Site makes a strong contribution to housing</li> </ul>		
	need (100 plus homes) within the Luton HMA		
	Site is in or directly adjacent to a settlement		
	that has a mainline rail station or direct		
	assess (junction) to the strategic road		
	network (A road or motorway)		
	Sites in Green Belt other than those covered by 14		
	and 15b that cannot meet these criteria, will not		
	progress any further in this assessment of		
	suitability.*		
15b	Sites which have support from the local community	No	Site is not supported by a
	as demonstrated through an allocation in an adopted		Neighbourhood Plan
	or draft Neighbourhood Plan (that has been subject		
	to Regulation 14 consultation) that do not meet the		
	criteria in question 15a will automatically progress		
	through this stage to be considered further at Stage		
	2. <sup>63</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

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<sup>&</sup>lt;sup>63</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	e 2A will be looked at as a whole using planning balance iously Developed Land		
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	Site is not PDL as it is agricultural land
	munity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Not allocated for a neighbourhood plan
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	Would not result in the loss of any services, nor impact on sustainability
Cum	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 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).	R	No. Houses 2006: 2,987 No. Houses 2016: 4,783 % Growth: 60.13%
	<ul> <li>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul> <li>Less than 5% growth (G)</li> <li>5% to 20% growth (A)</li> <li>More than 20% growth (R)</li> </ul> </li> <li>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).</li> </ul>	A	No. Houses 2016: 4,783 Outstanding Completions: 240 % Growth: 5.02%
	sical Constraints		
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints
	tionship 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	On it's own the site would have a negative impact on the character of the area, and would not flow with the current form of the settlement, however with surrounding

			submissions the site could be more suitable but this still would have an overall negative impact.
Agric	cultural Land Quality		
24	Would the development impact on high quality agricultural land?	G	95% urban 5% grade 2
	• 50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	• 50% or more in Grade 1, 2 or 3a (R)		

OT A C			
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		d at this stage as the ratings across
	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 nousing. It links to the
	Council's Settlement Hierarchy Audit.		
	leaves velating to consolity are accessed constately		
25-	Issues relating to capacity are assessed separately		Cottlement contains a lower ash cal
25a	Does the settlement have a Primary/Lower school?	G	Settlement contains a lower school
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Not in the settlement or an adjoining		
051	settlement (R)		
25b	Does the settlement have a Middle school (if	G	Settlement contains a middle
	applicable)?		school
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
05	Other catchment school available (A)	•	
25c	Does the settlement have a Secondary/ Upper	А	Settlement does not contain a
	school?		secondary/upper school, one is
	• Yes, in the settlement (G)		present within adjoining settlement of Letchworth
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	G	Settlement contains a GP's
	centre?		Surgery
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
20	settlement (R)	•	
26	What retail provision does the settlement offer?	А	Settlement does not have a town
	Town Centre/ Supermarket (G)		centre, but has a number of local
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>		shops, convenience stores and a
	(A) None (D)		post office
07	None (R)	^	
27	Distance to bus stops with a frequent service (at	А	Site is 450 metres away from the
	least hourly at peak times):		nearest bus stop
	• Less than 400m (G)		
	<ul> <li>400m-800m (A)</li> </ul>		

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<ul> <li>Over 800m (R)         <ul> <li>OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul> </li> <li>Distance to nearest train station:         <ul> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul> </li> <li>Is the site accessible from the existing road network? R/A/G Details</li> <li>School Capacity</li> </ul> <li>Do the local schools have capacity at all tiers?         <ul> <li>A New lower school planned loca financial contributions likely to required.</li> </ul> </li> <li>If not, has a commitment been made to address this?         <ul> <li>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> <li>R/A/G</li> <li>Water utilities companies have statutory duty to supply water a waste water infrastructure to m development sites and a lack of available capacity does not prefuture development. Any infrastructure upgrades required will depend on the quantum an location of growth falling within each catchment area. Whillst the supervision of the second statutory and be assessed at a lack of available capacity does not prefuture development. Any infrastructure and potable water?</li> </ul> </li>	illy, be ions and ew f
public transport facilities could be provided as part of the development (G)       R         28       Distance to nearest train station: <ul> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul> R         29       Is the site accessible from the existing road network?       R/A/G       Details         School Capacity       30       Do the local schools have capacity at all tiers?       A       New lower school planned loca financial contributions likely to required.         31       If not, has a commitment been made to address this?       A       No, however financial contributions likely to required.         32       Is there the capacity to provide all required infrastructure for waste water and potable water?       R/A/G       Water utilities companies have capacity does not prediuted available capacity does not prediuted evelopment. Any infrastructure upgrades required will depend on the quantum an location of growth falling within	illy, be ions and ew f
part of the development (G)       R         28       Distance to nearest train station: <ul> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul> Site is over 1,200 metres away from the nearest train station <li>School Capacity</li> <li>30</li> <li>Do the local schools have capacity at all tiers?</li> <li>A</li> <li>New lower school planned loca financial contributions likely to required.</li> <li>31</li> <li>If not, has a commitment been made to address this?</li> <li>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</li> <li>32</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> <li>R/A/G</li> <li>Water utilities capacity does not preduce to make the capacity does not preduce</li>	illy, be ions and ew f
28       Distance to nearest train station:       R       Site is over 1,200 metres away from the nearest train station         •       Less than 800m (G)       •       800m-1200m (A)       from the nearest train station         •       Over 1200m (R)       P       Is the site accessible from the existing road network?       R/A/G       Details         School Capacity       School Capacity       A       New lower school planned loca financial contributions likely to required.         30       Do the local schools have capacity at all tiers?       A       No, however financial contributions likely to required.         31       If not, has a commitment been made to address this?       A       No, however financial contributions likely to required.         32       Is there the capacity to provide all required infrastructure for waste water and potable water?       R/A/G       Water utilities companies have statutory duty to supply water awaste water infrastructure to m development. Sites and a lack of available capacity does not prefiture development. Any infrastructure upgrades required will depend on the quantum an location of growth falling within	illy, be ions and ew f
<ul> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> <li>Is the site accessible from the existing road network? R/A/G Details</li> <li>School Capacity</li> <li>Do the local schools have capacity at all tiers?</li> <li>A New lower school planned loca financial contributions likely to required.</li> <li>If not, has a commitment been made to address this?</li> <li>A No, however financial contributions likely to required.</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> <li>R/A/G Water utilities companies have a later stage)</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> </ul>	illy, be ions and ew f
<ul> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> <li>Is the site accessible from the existing road network?</li> <li>R/A/G</li> <li>Details</li> <li>Do the local schools have capacity at all tiers?</li> <li>A New lower school planned loca financial contributions likely to required.</li> <li>If not, has a commitment been made to address this?</li> <li>A No, however financial contributions likely to required.</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> <li>R/A/G</li> <li>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> <li>R/A/G</li> <li>Water utilities capacity does not prefuture development. Any infrastructure upgrades required will depend on the quantum an location of growth falling within</li> </ul>	illy, be ions and ew f
<ul> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> <li>Is the site accessible from the existing road network? R/A/G Details</li> <li>School Capacity</li> <li>Do the local schools have capacity at all tiers?</li> <li>Do the local schools have capacity at all tiers?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> <li>Is there the capacity to provide all required will be assessed at a later stage)</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> </ul>	ions a and ew f
<ul> <li>Over 1200m (R)</li> <li>Is the site accessible from the existing road network? R/A/G Details</li> <li>School Capacity</li> <li>Do the local schools have capacity at all tiers?</li> <li>Do the local schools have capacity at all tiers?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>If not, has a commitment been made to address this?</li> <li>Is there the capacity to provide all required infrastructure for waste water and potable water?</li> <li>Is there the capacity to provide all required available capacity does not prefuture development. Any infrastructure upgrades required will depend on the quantum an location of growth falling within</li> </ul>	ions a and ew
29       Is the site accessible from the existing road network?       R/A/G       Details         30       Do the local schools have capacity at all tiers?       A       New lower school planned loca financial contributions likely to required.         31       If not, has a commitment been made to address this?       A       No, however financial contributions likely to could be made         Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)       R/A/G       Water utilities companies have statutory duty to supply water a waste water infrastructure to m development sites and a lack or available capacity does not prefuture development. Any infrastructure upgrades required will depend on the quantum an location of growth falling within	ions a and ew
School Capacity30Do the local schools have capacity at all tiers?ANew lower school planned loca financial contributions likely to required.31If not, has a commitment been made to address this?ANo, however financial contribut could be made32Is there the capacity to provide all required infrastructure for waste water and potable water?R/A/GWater utilities companies have statutory duty to supply water a waste water infrastructure to m development sites and a lack of available capacity does not pre- future development. Any infrastructure upgrades required will depend on the quantum an location of growth falling within	ions a and ew
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Stage 1 Water Cycle Study (Ap 2017) identifies the current cap of existing water infrastructure, Stage 2 study will be prepared test the cumulative effect of sit that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.	d pril pacity a to es
Drainage and Flooding (All sites subject to Sequential Test)	
<b>33</b> What is the conclusion of the sequential approach to R Level 2 assessment required	
<ul> <li>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>	
Environmental Health	
Are there any contamination constraints on site and	
will there be any remediation required?	
35     Adjoining uses       R/A/G     Awaiting Comments	
Would any adjoining uses have the potential to	
cause conflict with the proposed use? (for example;	
noise and smell)	
Environmental Constraints	
<b>36</b> Landscape character R important rural buffer ; allows v	iews
What would the impacts of development be on the to rising farmed landscape to	
landscape character or setting of the area or any south, including distant landma	rke
	142
or indirect harm to the Area of Outstanding Natural landscape, trees and hedges	
Beauty or the Nature Improvement Area?	

 ${}^{\rm Page}87$ 

			area
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A – G H - G	Archaeology - Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken Heritage – No problems identified
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	SPI, adjacent to Brook corridor, negative cumulative impact
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Parish GI plan aspiration to extend Etonbury Wood in this area. Adjacent to Pix Brook corridor – known flooding issues associated with Pix Brook, would require positive impact on flood risk off site and enhancement as GI corridor.
Mine	erals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	s the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered further.

- The site does not follow the existing residential line of development and would extend the settlement in an illogical way.
- Comments from consultees highlight issues surrounding negative impacts on existing green corridors the sites importance as a rural buffer.
- Also the site is not within a flood zone but may hold flooding issues from the adjacent brook.

# Site Assessment Framework for HOUSING<sup>64</sup>

Site details	
Reference Number	NLP160
Site Name	Land at Arlesey Road
Site Address	Land South of Arlesey Road, SG5 4HE
Settlement	Stotfold
Size	Submitted Developable Area: 5ha
	Submitted Whole Site Area: 5.33ha
	Measured GIS Area: 5.16ha
Proposed Use	Residential
Any other	Most of the site forms part of HA12
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.

This stage of the assessment rules out sites that are too small or conflict with national policy designations.         Provisional Site Capacity         1       Is the site likely to accommodate less than 10 dwellings?         Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.         Site Size Gross to net ratio standards       Up to 0.4 hectare 100%         •       0.4 to 2 hectares 00%         •       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         Plood 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         3       Is more than 50% of the site arisk from surface water flooding?       No       Not at risk from surface water flooding         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 AONB         5       Is more than 50% of the site located within the Area of Outstanding Natural Beauty?       No       Not in AONB	STAC	E 1A ASSESSMENT				
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of Outstanding Natural Beauty?						
	5	Is more than 50% of the site located within the Area	No	Not in AONB		
Does the site continue to next stage? Yes		of Outstanding Natural Beauty?				
	Does	the site continue to next stage?		Yes		

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<sup>&</sup>lt;sup>64</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>65</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 could potentially form an extension to the west of Stotfold.		
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	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>66</sup> .					
Critical Infrastructure						
8	Can the site meet the critical infrastructure		A	Further information required.		
	requirements that will enable delivery <sup>67</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

Avail	ability		
9	What is the existing use of the site?	G	The site is greenfield.
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	The landowners have an intention
	who has expressed an intention to develop the site?		to develop the site.
11	Are there any legal or ownership problems that could	G	There are no known legal or
	delay or prevent development?		ownership problems that could
	If Yes, then can these be issues be realistically		delay or prevent development.
	overcome?		
12	Does the site already have planning permission for	G	No planning permission. Most of
	the proposed use? If yes, then score as Red		the site is HA12 – allocated for
	because it's not eligible for allocation.		residential

<sup>&</sup>lt;sup>65</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>66</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>67</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

<b>STAGE 1E ASSESSMENT</b> 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	Nia	Net in success helt		
<ul><li>13 Is the site located within the Green Belt?</li><li>14 If answer to guestion 13 is yes, then does the site lie</li></ul>	No Yes or	Not in green belt N/A		
14 If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No			
<ul> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>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.*</li> </ul>	Yes or No	N/A		
<b>15b</b> 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>68</sup>	Yes/ No/ N/A	Site is not supported by a Neighbourhood Plan		
Does the site continue to next stage?		Yes		

# STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

# **STAGE 2 ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across 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
	with the NPPF definition?		
	• 76% - 100% (G)		

<sup>&</sup>lt;sup>68</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)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Not a designated Neighbourhood
	designated areas)	_	Plan 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	No impact on sustainability.
	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	There has been a 60% growth in
	years, what has been the level of housing growth in		the level of housing in Stotfold over
	the parish?		the past 10 years.
	• 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		
21	census and completions data). What level of housing growth would there be if all the	A	This would result in an additional
21	outstanding permissions (as of April 2016) were to	A	5% growth.
	be completed?		
	Less than 5% growth (G)		
	<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		
	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 physical constraints
	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	Would not adversely impact on
	the existing settlement pattern, and would it have an		settlement pattern. Most of the site
	adverse impact on any historic, unique or distinctive		is an allocated site HA12 for
	characteristics of the settlement's built or natural		residential development.
	form?		
	ultural Land Quality		
24	Would the development impact on high quality	R	100% Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	• 50% of more in Grade 3b, 4 or 5 (A)		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>	1	1

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STAC	GE 2 ASSESSMENT					
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for			
	uestion does not mean that the site will be automatically					
Stage	Stage 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	te for housing. It links to the			
	Council's Settlement Hierarchy Audit.					
_	Issues relating to capacity are assessed separately	1				
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)					
	<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	G	In settlement			
	applicable)?					
	• Yes, in the settlement (G)					
	• Yes, proposed as part of the development (G)					
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>					
2E -	Other catchment school available (A)		Nn aattlamant			
25c	Does the settlement have a Secondary/ Upper	G	In settlement			
	school?					
	• Yes, in the settlement (G)					
	• Yes, proposed as part of the development (G)		, The second sec			
	<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other established available (A)</li> </ul>					
25d	Other catchment school available (A) Does the settlement have a GPs surgery or medical	G	In settlement			
25u	centre?	G				
	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?	A	Convenience Store / Post Office /			
	Town Centre/ Supermarket (G)		Newsagent			
	Convenience Store / Post Office / Newsagent					
	(A)					
	• None (R)					
27	Distance to bus stops with a frequent service (at	G	Site is approximately 384 metres			
	least hourly at peak times):		away from the nearest bus stop			
	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	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 – Arlesey Road			

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Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	cumulative impact of smaller
			developments is likely to be a
			concern.
31	If not, has a commitment been made to address	А	Lower, middle and upper schools in
0.	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
Mata	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	the EFA.
32			
JZ	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	(set)	any upgrades required.
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
55	site allocations, in regards to flood risk?		
	<ul> <li>No assessment required (G)</li> </ul>		
1			
1	Consider Further Assessment (A)		
	Further Assessment Required (R)		
	Further Assessment Required (R)     onmental Health		
Envir 34	Further Assessment Required (R) conmental Health Contamination	R/A/G	Awaiting Comments
	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and	R/A/G	Awaiting Comments
34	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?		
	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses	R/A/G	Awaiting Comments Road Traffic / Commercial
34	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?		
34	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses		
34	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to		
34 35	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;		
34 35	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)		
34 35 Envir	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     conmental Constraints     Landscape character	A	Road Traffic / Commercial Some scope for limited
34 35 Envir	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     conmental Constraints     Landscape character     What would the impacts of development be on the	A	Road Traffic / Commercial Some scope for limited development if relates to settlement
34 35 Envir	Further Assessment Required (R)     Onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     conmental Constraints     Landscape character     What would the impacts of development be on the     landscape character or setting of the area or any	A	Road Traffic / Commercial Some scope for limited development if relates to settlement edge and does not extend into
34 35 Envir	Further Assessment Required (R)     Onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints     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	A	Road Traffic / Commercial Some scope for limited development if relates to settlement
34 35 Envir	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints     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	A	Road Traffic / Commercial Some scope for limited development if relates to settlement edge and does not extend into
34 35 Envir 36	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints     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	Road Traffic / Commercial Some scope for limited development if relates to settlement edge and does not extend into open farmed landscape to south.
34 35 Envir	Further Assessment Required (R)     onmental Health     Contamination     Are there any contamination constraints on site and     will there be any remediation required?     Adjoining uses     Would any adjoining uses have the potential to     cause conflict with the proposed use? (for example;     noise and smell)     onmental Constraints     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	A	Road Traffic / Commercial Some scope for limited development if relates to settlement edge and does not extend into

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	heritage assets and their setting? Are there any opportunities for enhancement of		would not prevent allocation providing appropriate mitigation is
	these assets?		undertaken
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/R	Extensive buffering of Pix Corridor required. Potential impact on riparian and farmland species. Contains HPI traditional orchard
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	Flood risk issues from Pix Brook – would need to provide management. Parish GI plan aspiration to provide habitat corridor and footpath along Pix Brook – could be integrated with development. 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)		Recent permission for employment use on site.
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 consideration.

- Most of the site comprises allocated site HA12 and this site proposes to extend the allocation westwards.
- There are no major constraints to development on this site.

## **STAGE 3 : ACHIEVABILITY**

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

Viabil	Viability				
43	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <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>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.		
Achie	Achievability				
44	Are there any market factors which would affect deliverability?		Owners intent on developing,		

		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
	0 to 5 years (deliverable)	
	<ul> <li>6 to 10 years</li> <li>11 to 15 years</li> </ul>	
	<ul> <li>15 to 20 years</li> </ul>	
46	Outside Plan Period	The Cope Chudu Sites sufficed
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
Dece	the site pass this stage?	annum there after. Yes
Dues	the site pass this stage?	162

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## SUMMARY

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

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

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

# Site Assessment Framework for HOUSING<sup>69</sup>

Site details	
Reference Number	NLP163
Site Name	Fen End
Site Address	Unit 1 Fen End, Astwick Road, Stotfold, SG5 4BA
Settlement	Stotfold
Size	Submitted Developable Area: 0.18ha Submitted Whole Site Area: 0.18ha Measured GIS Area: 0.20
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.

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

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<sup>&</sup>lt;sup>69</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

# Site Assessment Framework for HOUSING<sup>70</sup>

Site details						
Reference Number	NLP329					
Site Name	Land west of Hitchin Road					
Site Address	Land west of Hitchin Road					
Settlement	Stotfold					
Size	Submitted Developable Area: 11ha					
	Submitted Whole Site Area: 22ha					
	Measured GIS Area: 22.21ha					
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	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 275 Number of proposed dwellings as per CBC methodology: 198		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	There are areas of significant flooding on site.		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding		
Natio	nally significant designations (All sites which reach S	tage 2 be	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	There are no nationally significant designations within the site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within AONB		
Does	the site continue to next stage?		Yes		

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<sup>&</sup>lt;sup>70</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				
insuffi	cient size to be self contained. It also rules out sites wh	ich would	cause coalescence of existing		
towns	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
	le 1,500 homes or more <sup>71</sup> .				
	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?	R	The site is not a logical extension to Stotfold as it is separated from the settlement.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	Coalescence towards the A1 and Astwick.		
Does	the site continue to next stage?		No		

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<sup>&</sup>lt;sup>71</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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 )

# Site Assessment Framework for HOUSING<sup>72</sup>

Site details	
Reference Number	NLP391
Site Name	Land off Aspen Gardens, Stotfold
Site Address	Land Rear of 43 to 91 Silver Birch Avenue, South of Alder Green and Aspen
	Gardens, Stotfold
Settlement	Stotfold
Size	Submitted Developable Area: 4.4ha
	Submitted Whole Site Area: 7.86ha
	Measured GIS Area: 4.38ha
Proposed Use	Residential
Any other	CB/15/04872/OUT – application for 100 dwellings, refused
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.				
Provis	sional Site Capacity				
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	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		100		
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
	Up to 0.4 hectare 100%		per CBC methodology:		
	• 0.4 to 2 hectares 80%				
	<ul> <li>2 hectares or above 60%</li> </ul>		79		
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No	Not more than 50% located in flood		
	or 3?		zone 2 or 3.		
3	Is more than 50% of the site at risk from surface	No	Not more than 50% at risk from		
	water flooding?		surface water flooding.		
Natio	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	No designations found on site		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Not within AONB		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

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<sup>&</sup>lt;sup>72</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>73</sup>.

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 lies to the north east of Stotfold on the edge of the settlement envelope, it can be seen as a logical extension however access to the site is very poor.	
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	Does not cause coalescence	
Does	the site continue to next stage?		Yes	
2000			100	

# STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>74</sup>. Critical Infrastructure G Provides for the infrastructure requirements that will enable delivery<sup>75</sup>? G Provides for the infrastructure requirements necessary to deliver

requirements that will e		requirements necessary to deliver development on this site
Does the site continue to next st	age?	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.

Avail	Availability				
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	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 issues		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	A	Recent outline application was refused		

<sup>&</sup>lt;sup>73</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>74</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>75</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			
	sment would still have to demonstrate Exceptional Circu			
Plan.		amotano		
Green	belt			
13	Is the site located within the Green Belt?	No	Not within Greenbelt	
14	If answer to question 13 is yes, then does the site lie	No	N/A	
14	within one of the parcels which have been identified			
	in the Central Bedfordshire and Luton Green Belt			
	Study as making only a relatively weak, weak, or no			
	contribution? If yes, site progresses through to Stage			
	2.			
15a	Does the site have all of the following merits that	No	N/A	
154	may outweigh the harm to the Green Belt and which	110		
	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)			
	<ul> <li>Site makes a strong contribution to housing peed (100 plus homes) within the lutter HMA</li> </ul>			
	need (100 plus homes) within the Luton HMA			
	<ul> <li>Site is in or directly adjacent to a settlement</li> </ul>			
	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			
454	suitability.*	NIa		
15b	Sites which have support from the local community	No	Site is not supported by a	
	as demonstrated through an allocation in an adopted		Neighbourhood Plan	
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage $^{76}$			
	2. <sup>76</sup>			
Does t	he 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.

16	Is the site Previously Developed Land in accordance	R	Site is 100% agricultural land and	
	with the NPPF definition?		not PDL	

<sup>&</sup>lt;sup>76</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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Agricultural Land Quality				
24	Would the development impact on high quality	R	100% 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)			

This stage further assesses the site's suitability using comments from technical specialists. A real any question does not mean that the site will be automatically excluded at this stage as the ratio Stage 2B will be looked at as a whole using planning balance.         Transport and Access to Services         25       Facilities and services         Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.         Issues relating to capacity are assessed separately         25a       Does the settlement have a Primary/Lower school?         G       Settlement contains a log	he
Stage 2B will be looked at as a whole using planning balance.         Transport and Access to Services         25       Facilities and services         Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.         Issues relating to capacity are assessed separately	he
Transport and Access to Services         25       Facilities and services         Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.         Issues relating to capacity are assessed separately	
<ul> <li>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.     </li> <li>Issues relating to capacity are assessed separately</li> </ul>	
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	
Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately	
Issues relating to capacity are assessed separately	wer school
	wer school
	wer school
252 Doos the sottlement have a Drimany/Lower school? C Sottlement contains also	ower school
25a Does the settlement have a Primary/Lower school? G Settlement contains a lo	
Yes, in the settlement (G)	
Yes, proposed as part of the development (G)	
No, but an adjoining settlement does (A)	
Not in the settlement or an adjoining	
settlement (R)	
25b Does the settlement have a Middle school (if G Settlement contains a m	niddle
applicable)?	
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 A Settlement does not cor	ntain a
school? secondary/upper school	l but one
Yes, in the settlement (G)     exists within adjoining L	.etchworth
<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 Settlement contains a G	P's surgery
centre?	
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? A Settlement does not have	
Town Centre/ Supermarket (G)     centre, but has a number	
Convenience Store / Post Office / Newsagent stores, convenience sto	res and a
(A) post office	
None (R)	
<b>27</b> Distance to bus stops with a frequent service (at A Site is 633 metres from	the nearest
least hourly at peak times): bus stop	
Less than 400m (G)	
• 400m-800m (A)	
• Over 800m (R)	
OR submission form stated that improved	
public transport facilities could be provided as	

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	part of the development (G)		
28	Distance to nearest train station: <ul> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Site is over 1,200m from the nearest train station
29	Is the site accessible from the existing road network?	A	Site is not directly accessible from any road network, access is proposed through a recent housing development to the east of the site and onto Taylor's Road
	ool Capacity	1	
30	Do the local schools have capacity at all tiers?	A	New lower school planned locally, financial contributions likely to be required.
31	If not, has a commitment been made to address this?	A	No, although financial contributions could be made
	r Utilities (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	hage 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) ronmental Health	R	Level 2 assessment required
34	Contamination	R/A/G	Awaiting Comments
J- <del>1</del>	Are there any contamination constraints on site and will there be any remediation required?		
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments
Envir	ronmental 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	R	integral part of Ivel Valley landscape, provides open views to wetland trees, hedges. area valued for access and views.

	an indianathanna ta tha Anan af Outstandian Natural	1	
	or indirect harm to the Area of Outstanding Natural		
07	Beauty or the Nature Improvement Area?	A A	Analyzing Official Instance (a
37	Heritage/ Archaeology	A - A	Archaeology - Site is known to
	What would the impacts of development be on any	H - G	contain multi-period
	heritage assets and their setting?		archaeological remains but this
	Are there any opportunities for enhancement of		would not
	these assets?		prevent allocation providing
			appropriate
			mitigation is undertaken.
			Heritage – No issues identified
38	Ecological Assets	G	Opportunities to enhance the river
	What would the impacts of development be on any		corridor.
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	R/A	Parish GI plan aspiration to create
	Are there any potential conflicts with open space,		community woodland in this area.
	leisure designations or Rights of Way? Is there		Adjacent to Ivel Corridor – would
	capacity to provide the required levels of open space		need to enhance as a GI corridor.
	and green infrastructure?		ROW to south of site would need
			linking to / enhancing.
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		CB/15/04872/OUT – application for
	planning applications and submissions to previous		100 dwellings, refused
	Allocations Plans)		
Does	the site continue to next stage?		Yes

**STAGE 2 ASSESSMENT CONCLUSION** 

Is the site suitable for the proposed development?

Site passes stage 2, although landscape may present an issue, ecology comments highlights the potential to provide ecological enhancements in the area.

# **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	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <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>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.		
Achie	Achievability				
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb		

		<ul> <li>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%.</li> <li>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically</li> </ul>
		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	<ul> <li>When can the scheme realistically commence delivery?</li> <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>	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

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

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

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

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

Site details	
Reference Number	NLP434
Site Name	Land South of Stotfold
Site Address	Norton Road, Stotfold
Settlement	Stotfold
Size	Submitted Developable Area: 1.75ha
	Submitted Whole Site Area: 2.25ha
	Measured GIS Area: 2.24ha
Proposed Use	Residential
Any other	
information	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or confli Provisional Site Capacity	ct with national policy designations.
	ct with hallonal policy designations.
1 Is the site likely to accommodate less than 10 No	Number of proposed dwellings as
dwellings?	per proforma:
Work out the number of new homes from site size	per protorma.
using density of 30dph and exclude up to 40 %	80
depending on site size of land for infrastructure and	80
services, take into account topography or significant	
areas of undevelopable land. Site Size Gross to net ratio standards	Number of successed duralling as
	Number of proposed dwellings as
Up to 0.4 hectare 100%	per CBC methodology:
0.4 to 2 hectares 80%	40
2 hectares or above 60%	42
Note: for this calculation use the submitted	
Developable Area, or the area measured in GIS if	
this is smaller.	
Flood Risk (All sites which reach Stage 2 will be subject to the Sequer	,
2 Is more than 50% of the site located in Flood Zone 2 No	Not more than 50% of the site
or 3?	located in Flood Zone 2 or 3
<b>3</b> Is more than 50% of the site at risk from surface No	Not more than 50% of the site at
	risk from surface water flooding
Nationally significant designations (All sites which reach Stage 2 be	subject to detailed assessment)
4 Is more than 50% of the site covered by nationally No	No designations on site
significant designations? These are: Sites of Special	
Scientific Interest, National Nature Reserves,	
Scheduled Monuments, Registered Parks and	
Gardens.	
5 Is more than 50% of the site located within the Area No	Not within AONB
of Outstanding Natural Beauty?	
Does the site continue to next stage?	Yes

<sup>&</sup>lt;sup>77</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This s insuffi- towns provid <b>Relati</b>	<b>STAGE 1B ASSESSMENT</b> 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> . <b>Relationship to Settlement</b>			
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 lies to the south of Stotfold, adjacent to the A507. The site will be an extension of a relatively recent and extensive housing development. The site can be seen as a logical extension to this more recent development.	
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	Does not cause coalescence	
Does	the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT

Г	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>79</sup> .			
C	Critical Infrastructure			
8	<sup>3</sup> Can the site meet the <b>critical infrastructure</b> requirements that will enable delivery <sup>80</sup> ?	G	No critical infrastructure requirements. Access from existing road network	
C	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.

Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	A	Site has planning consent for employment use MB/02/00242 and is allocated a key employment site	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	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 issues	

<sup>78</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-<u>led garden villages towns and cities.pdf</u>)<sup>79</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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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>80</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	G	No planning apps		
	because it's not eligible for allocation.				
Does t	Does the site continue to next stage? Yes				
	E 1E ASSESSMENT				
	ection records the findings of the Strategic Green Belt F				
	ning of sites to determine whether they <u>may</u> be capable				
	nstances. Any site in the Green Belt that is determined				
	sment would still have to demonstrate Exceptional Circo	umstance	es to considered for allocation in the		
Plan.	ah alt				
Green		Ne	Net within One and alt		
13	Is the site located within the Green Belt?	No	Not within Greenbelt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt	No	N/A		
	Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.				
15a	<ul> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>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.*</li> </ul>	No	N/A		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>81</sup>	No	Site is not supported by a Neighbourhood Plan		
Does the site continue to next stage? Yes					

## **STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)**

#### **STAGE 2 ASSESSMENT**

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

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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.

4.0	Is the site Draviewsky Developed Lond in accordance		Cite is 1000/ suspendiald land and
16	Is the site Previously Developed Land in accordance	R	Site is 100% greenfield land and
	with the NPPF definition?		not PDL
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	nunity		
17	Neighbourhood Planning (only applicable in	No	Not allocated for a neighbourhood
	designated areas)		plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	N/A
	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	Would result in the loss of allocated
	Would this proposal impact on the sustainability of	100	employment land
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)	r	
Cum	lative Impact	l	
20	Considering housing completions over the past 10	R	No. Houses 2006: 2,987
20	years, what has been the level of housing growth in		No. Houses 2006. 2,987 No. Houses 2016: 4,783
	the parish?		% Growth: 60.13%
			78 GIOWIII. 00.1376
	• 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	A	No. Houses 2016: 4,783
	outstanding permissions (as of April 2016) were to		Outstanding Completions: 240
	be completed?		% Growth: 5.02%
	<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		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	А	No physical constraints although
	features that affect the site's developability?		A507 is immediately adjacent to the
	For example pylons, gas works, sewage treatment		site.
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	А	The development can be seen as
	the existing settlement pattern, and would it have an		minor additions to a relatively
	adverse impact on any historic, unique or distinctive		recent development and would not
	characteristics of the settlement's built or natural		harm the character of the area as
	form?		the A507 exists to the south and
			the character of the area has
			already been altered. However it
			may have a negative impact on
		1	I may have a negative impact on

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			character of the area for the new developments
Agric	cultural Land Quality		
24	<ul> <li>Would the development impact on high quality agricultural land?</li> <li>50% or more in non-agricultural land (G)</li> <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>	A	100% Grade 3

STAG	GE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
any q	uestion does not mean that the site will be automatically	/ exclude	d at this stage as the ratings across
Stage	2B will be looked at as a whole using planning balance	<b>).</b>	
Trans	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.		-
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Settlement contains a lower school
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	Settlement contains a middle
	applicable)?		school
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<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	А	Settlement does not have an
	school?		upper/secondary school, nearest
	• Yes, in the settlement (G)		being in Letchworth
	• Yes, proposed as part of the development (G)		5
	<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	Settlement contains a GP's surgery
	centre?		
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	<ul> <li>Not in the settlement of an adjoining settlement (R)</li> </ul>		
26	What retail provision does the settlement offer?	A	Settlement does not have a town
20	Town Centre/ Supermarket (G)		centre rather, a number of local
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>		shops, convenience stores and a
	(A)		post office
	<ul> <li>None (R)</li> </ul>		
27		G	Site is 199 metros away from the
21	Distance to bus stops with a frequent service (at	G	Site is 188 metres away from the
	least hourly at peak times):		nearest bus stop
	• Less than 400m (G)		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		

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	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	Nearest train station to site is over
	<ul> <li>Less than 800m (G)</li> </ul>		1,200m away
	<ul> <li>800m-1200m (A)</li> </ul>		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Accessibility is from access
	5	_	provided for a recent development
			adjacent to the site, therefore
			access is already well established
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	New lower school planned locally,.
		~	
31	If not, has a commitment been made to address	A	Financial contributions likely to be
01	this?		required
Wato	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	
32		R/A/G	Water utilities companies have a
32	Is there the capacity to provide all required	R/A/G	statuteru dutu te surrhuuster end
	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		
33	What is the conclusion of the sequential approach to	A	Provisionally no Level 2
	site allocations, in regards to flood risk?		assessment required
	<ul> <li>No assessment required (G)</li> </ul>		
	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	_	Ŭ Ŭ
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting Comments
00	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
Ensie	noise and smell)		
	onmental Constraints		
36	Landscape character	R	Area forms part of A507 landscape
	What would the impacts of development be on the		and integral part of green
	landscape character or setting of the area or any		infrastructure corridor. Views of
	designated landscapes? Would there be any direct		farmed landscape, trees and
	or indirect harm to the Area of Outstanding Natural		hedges attractive and characteristic
	<b></b>		

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	Beauty or the Nature Improvement Area?		of area.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A – A H - G	Archaeology - Larger site is known to contain extensive multi-period archaeological remains. This would not prevent allocation providing appropriate mitigation is undertaken. Heritage – No issues identified
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Borders road verge nature reserve, species rich corridor would need to be well buffered.
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R/A	This area provides woodland buffer for new / current development to the north and east – needs to be retained, extended and enhanced.
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
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	the site continue to next stage?		No

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site forms land that acts as a visual buffer between existing residential development and the A507 and forms a green infrastructure corridor. The area provides a woodland buffer helping to reduce noise impacts from the road and the site also acts as informal recreational space for existing dwellings. It is considered that development of the site would result in a hard edge to the settlement, causing harm to the character and appearance of the area and the visual amenities of the locality. It is considered that the harm identified would significantly and demonstrably outweigh the benefits of development.

Site not to be considered further.

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

Site details		
Reference Number	NLP468	
Site Name	Land off Arlesey Road	
Site Address	Land off Arlesey Road, Stotfold, SG5 4HE	
Settlement	Stotfold	
Size	Submitted Developable Area: 4.5ha Submitted Whole Site Area: 4.5ha Measured GIS Area: 4.21ha	
Proposed Use	Residential	
Any other information	Same site as NLP154	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAC	GE 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: 100 Number of proposed dwellings as per CBC methodology: 76
Flood	d Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% of the site located in Flood Zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% of the site 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, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

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

This s insuffi towns	<b>STAGE 1B ASSESSMENT</b> 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> .				
	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is situated on the western edge of the Stotfold on the very edge of the settlement envelope, the scale of development means the site is not a logical extension as the neighbouring dwellings are very few to the east and non-existent to the west. However a small portion of the site could be considered. Also if adjacent sites of ALP182 to the south and NLP160 to the east were approved then the whole site may be considered more suitable.		
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	Does not coalescence		
Does	the site continue to next stage?		Yes		

**STAGE 1C ASSESSMENT** This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>84</sup> **Critical Infrastructure** Can the site meet the critical infrastructure No specific identified critical 8 G requirements that will enable delivery<sup>85</sup>? requirements Does the site continue to next stage? Yes

STAC	STAGE 1D ASSESSMENT					
	stage of the assessment rules out sites that are not avai					
	opment where there are no legal or ownership problems	s and the	landowner has expressed an			
intent	ion to develop the site.					
Avail	Availability					
9	What is the existing use of the site?	G	100% Greenfield			
	Would the existing use limit the development					
	potential?					
10	Is the land controlled by a developer or land owner	G	Intent on developing the site			

<sup>83</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locallyled garden villages towns and cities.pdf )

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<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. <sup>85</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.

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

Greer			
13	Is the site located within the Green Belt?	No	Not within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A
15a	<ul> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>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.*</li> </ul>	No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>86</sup>	No	Site is not supported by a Neighbourhood Plan
Does	the site continue to next stage?		Yes

#### **STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)**

Page 1

<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.

STAG	SE 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		
	e 2A will be looked at as a whole using planning balance		
	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Site is not PDL as it is agricultural
	with the NPPF definition?		land
	• 76% - 100% (G)		
	• 26 - 75% (A)		
			<b>^</b>
Com	• 25% - 0% (Greenfield) (R)		
	nunity	Ne	Net all sets of few a maintain bound and
17	Neighbourhood Planning (only applicable in	No	Not allocated for a neighbourhood
	designated areas)		plan
	Is the site identified as a housing allocation in an		
40	emerging Neighbourhood Plan?		
18	Community Consultation	No	N/A
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	N 1	
19	Sustainability of Settlement	No	Would not result in the loss of
	Would this proposal impact on the sustainability of		services or impact on sustainability
	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	No. Houses 2006: 2,987
	years, what has been the level of housing growth in		No. Houses 2016: 4,783
	the parish?		% Growth: 60.13%
	<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		
	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	А	No. Houses 2016: 4,783
	outstanding permissions (as of April 2016) were to		Outstanding Completions: 240
	be completed?		% Growth: 5.02%
	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).		
Physi	ical Constraints	l	I
<u>22</u>	Are there any physical constraints or permanent	G	No physical constraints
<u> </u>	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Dolot	works, topography or wind turbines.		
	ionship to Settlement		On it's own the site would have a
23	Would development of the site be complementary to	A	On it's own the site would have a
	the existing settlement pattern, and would it have an		negative impact on the character of
	adverse impact on any historic, unique or distinctive	1	the area, and would not flow with

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	characteristics of the settlement's built or natural form?		the current form of the settlement, however with surrounding submissions the site could be more suitable but this still would have an overall negative impact.
Agric	cultural Land Quality		
24	Would the development impact on high quality agricultural land?	G	95% urban 5% grade 2
	<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)		

0740		_			
	STAGE 2 ASSESSMENT				
	This stage further assesses the site's suitability using comments from technical specialists. A red rating for				
	uestion does not mean that the site will be automatically		d at this stage as the ratings across		
	2B will be looked at as a whole using planning balance				
-	sport and Access to Services				
25	Facilities and services	<b>.</b>			
	Question 26 considers the suitability and sustainability	of the si	te for nousing. It links to the		
	Council's Settlement Hierarchy Audit.				
	logues relating to conspire are appaared constately				
25a	Issues relating to capacity are assessed separately	G	Cottlement contains a Lower asheel		
25a	Does the settlement have a Primary/Lower school?	G	Settlement contains a Lower school		
	• 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				
25h	settlement (R)	<u> </u>	Cottlement contains a middle		
25b	Does the settlement have a Middle school (if	G	Settlement contains a middle		
	applicable)?		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)				
05.5	Other catchment school available (A)	^			
25c	Does the settlement have a Secondary/ Upper	А	Settlement does not contain a		
	school?		secondary/upper school, nearest		
	• Yes, in the settlement (G)		one being in Letchworth		
	• Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other established as a set of the set of th</li></ul>				
25 4	Other catchment school available (A)	<u> </u>	Cottlement contains a OD's surramy		
25d	Does the settlement have a GPs surgery or medical	G	Settlement contains a GP's surgery		
	<ul><li>ves, 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> <li>Not in the settlement or an adjoining</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>				
26	What retail provision does the settlement offer?	A	Settlement does not have a town		
20	Town Centre/ Supermarket (G)		centre, contains a number of local		
			shops, convenience store and a		
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>		post office		
	(A) None (P)				
	None (R)				

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27	<ul> <li>Distance to bus stops with a frequent service (at least hourly at peak times):</li> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> <li>Over 800m (R)</li> <li>OR submission form stated that improved public transport facilities could be provided as</li> </ul>	A	Site is 450 metres away from the nearest bus stop
	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Site is over 1,200m away from the nearest train station
29	Is the site accessible from the existing road network?	G	Site is accessible from Arlesey Road.
Scho	ool Capacity		
30	Do the local schools have capacity at all tiers?	A	New lower school planned locally,
31	If not, has a commitment been made to address this?	A	Financial contributions likely to be required.
	r Utilities (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.
	<ul> <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>	R	Level 2 assessment required
	ronmental Health	Γ	
34	<b>Contamination</b> 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
	ronmental Constraints		
Envii 36	Landscape character	R	Allows views to rising farmed

	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A – A H - G	Archaeology - Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken Heritage - No issues idenitified
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Unimproved rough grassland, extensive buffering of Pix Corridor required. Potential impact on riparian and farmland species.
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Parish GI plan aspiration to extend Etonbury Wood in this area. Adjacent to Pix Brook corridor – known flooding issues associated with Pix Brook, would require positive impact on flood risk off site and enhancement as GI corridor.
Miner	rals and Waste	<u> </u>	
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 planning history
	y and Traveller Provision		
Does	the site continue to next stage?		No

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

Is the site suitable for the proposed development?

The site does not follow the existing residential line of development and would extend the settlement in an illogical way. Comments from consultees highlight issues surrounding negative impacts on existing green corridors the sites importance as a rural buffer. Also the site is not within a flood zone but may hold flooding issues from the adjacent brook. It is considered that the environmental harm caused by the development would significantly and demonstrably outweigh the benefits. Therefore it is considered that this site is not worthy of further consideration for development.

# Site Assessment Framework for HOUSING<sup>87</sup>

Site details	Site details				
Reference Number	NLP481				
Site Name	Littlebury Fruit Farm				
Site Address	159, Norton Road, Stotfold, Bedfordshire, SG5 4PG				
Settlement	Stotfold				
Size	Submitted Developable Area: Not stated Submitted Whole Site Area: 2.02ha Measured GIS Area: 1.96ha				
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.

-						
	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: 60 Number of proposed dwellings as per CBC methodology: 47			
Flood	<b>Risk</b> (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 more than 50% of the site located in Flood Zone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% of the site at risk from surface water flooding			
	nally significant designations (All sites which reach S					
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 designations on site			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB			
Does	the site continue to next stage?		Yes			

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

<b>STAGE 1B ASSESSMENT</b> 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>88</sup> .			
Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is situated to the south of Stotfold, separated by the A507, and is a fair distance away from the settlement envelope. It is therefore not a logical extension due to the site being very isolated.
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	Does not cause coalescence.
Does the site continue to next stage?			No

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<sup>&</sup>lt;sup>88</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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 )

# Central Bedfordshire

# A great place to live and work

