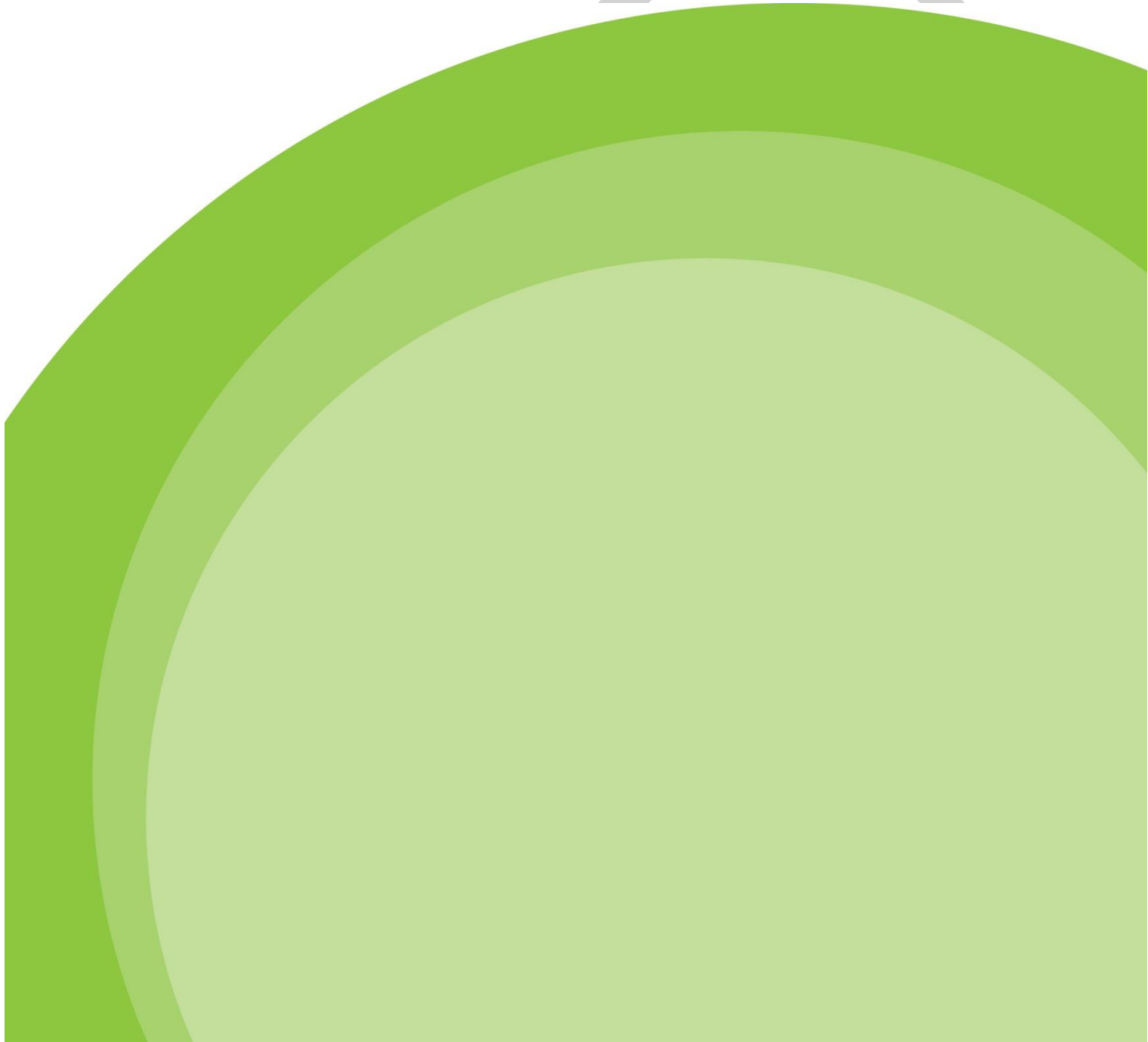


Site Assessment Forms

Tilsworth



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DRAFT

Site Assessment Framework for HOUSING¹

| Site details | |
|-----------------------|--|
| Reference Number | ALP308 |
| Site Name | Land at Tilsworth Stud Farm |
| Site Address | Tilsworth Stud Farm, Stanbridge Road, Tilsworth, Bedfordshire, LU7 9PT |
| Settlement | Tilsworth |
| Size | Submitted Developable Area: 5ha Submitted Whole Site Area: 5.37ha Measured GIS Area: 5.8ha |
| Proposed Use | Mixed: Residential, commercial may be appropriate |
| Any other information | Site is a previous submission |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|-----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | Yes | Number of proposed dwellings as per proforma: 100-150 |
| | | | Number of proposed dwellings as per CBC methodology: 90 |

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

| | | | |
|---|---|----|--|
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |

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

| | | | |
|---------------------------------------|--|----|--------------------------------|
| 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 found 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 |

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|--|
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement? | A | The site lies on the western edge of Tilsforth, although it is situated on land designated for equestrian grazing, the majority of this land is grassland and two small areas of hardstanding. The site extends westwards away from the settlement and southwards. The site could potentially be considered as a logical extension as the site is not isolated from the main 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 needs³.

Critical Infrastructure

| | | | |
|---------------------------------------|--|---|-----|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁴ ? | 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

| | | | |
|---|--|---|--|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | A | Equestrian Grazing – Unlikely to limit the potential as there are no standing structures in the plan area, only two small areas of |
|---|--|---|--|

² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

| | | | |
|---------------------------------------|---|---|---|
| | | | hardstanding. |
| 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 because it's not eligible for allocation. | G | Site does not already have planning permission. |
| Does the site continue to next stage? | | | Yes |

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|-----|--|
| 13 | Is the site located within the Green Belt? | Yes | 100% 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 | |
| 15a | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | <ul style="list-style-type: none"> • Has a village hall • Does not make a strong contribution to Luton HMA • Does not have access to a main strategic road or station |
| 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 | Site is not supported by a Neighbourhood Plan |
| Does the site continue to next stage? | | | No |

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

Site Assessment Framework for HOUSING⁶

Site details

| | |
|-----------------------|--|
| Reference Number | ALP309 |
| Site Name | Land around Tilsworth Manor |
| Site Address | Tilsworth Stud Farm, Stanbridge Road, Tilsworth |
| Settlement | Tilsworth |
| Size | Submitted Developable Area: 5ha Submitted Whole Site Area: 5.37ha Measured GIS Area: 5ha |
| Proposed Use | residential |
| Any other information | |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: |
| | | | 20 |
| | | | Number of proposed dwellings as per CBC methodology: |
| | | | 90 |

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

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

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

| | | | |
|---------------------------------------|--|----|---|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No nationally significant designations on site. Site adjoins a SAM |
| 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 |

⁶ 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 more⁷.

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 on the western edge of Tilsworth. The site extends westwards away from the settlement and southwards. The site could potentially be considered as an extension as the site is not isolated from the main 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 | The site would 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 needs⁸.

Critical Infrastructure

| | | | |
|---------------------------------------|--|---|------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁹ ? | A | Further information required |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

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

⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁸ 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.

⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

| | | | |
|---------------------------------------|--|---|------------------------|
| 12 | Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation. | G | No planning permission |
| Does the site continue to next stage? | | | Yes |

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|-----|---|
| 13 | Is the site located within the Green Belt? | Yes | Site within Green Belt. |
| 14 | If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. | No | Site not identified. |
| 15a | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | The site does not have any of the listed merits that outweigh harm to the Green Belt. |
| 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. ¹⁰ | No | Site is not supported by a Neighbourhood Plan |
| Does the site continue to next stage? | | | No |

¹⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING¹¹

| Site details | |
|-----------------------|--|
| Reference Number | NLP134 |
| Site Name | Land south of Stanbridge Road and west of Dunstable Road |
| Site Address | Land south of Stanbridge Road and west of Dunstable Road, Tilsworth |
| Settlement | Tilsworth |
| Size | Submitted Developable Area: 3.50ha Submitted Whole Site Area: 3.50ha Measured GIS Area: 3.54ha |
| Proposed Use | residential |
| Any other information | |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|----------|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 20 |
| | | | Number of proposed dwellings as per CBC methodology: 63 |

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

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

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

| | | | |
|---------------------------------------|--|----|---|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No nationally significant designations 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 |

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹².

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|---|
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement? | A | The site would result in backland development along Stanbridge Road. The site could potentially be considered as an extension as the site is not isolated from the main 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 | The site would not cause coalescence. |
| Does the site continue to next stage? | | | No |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs¹³.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ¹⁴ ? | A | Further information required |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

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

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

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

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

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

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|-----|---|
| 13 | Is the site located within the Green Belt? | Yes | Site within Green Belt. |
| 14 | If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. | No | Site not identified. |
| 15a | <p>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?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>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.*</p> | No | The site does not have any of the listed merits that outweigh harm to the Green Belt. |
| 15b | Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁵ | No | Site is not supported by a Neighbourhood Plan |
| Does the site continue to next stage? | | | No |

¹⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING¹⁶

| Site details | |
|-----------------------|--|
| Reference Number | NLP314 |
| Site Name | Land adjoining 44 Stanbridge Road |
| Site Address | Stanbridge Road, Tilsworth |
| Settlement | Tilsworth |
| Size | Submitted Developable Area: 1.88ha Submitted Whole Site Area: 0.93ha Measured GIS Area: 1.88ha |
| Proposed Use | residential |
| Any other information | |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 28 |
| | | | Number of proposed dwellings as per CBC methodology: 45 |

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

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

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

| | | | |
|---------------------------------------|--|----|---|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No nationally significant designations 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 |

¹⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁷.

Relationship to Settlement

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

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs¹⁸.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ¹⁹ ? | A | Further information required |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

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

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

¹⁸ 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.

¹⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|-----|---|
| 13 | Is the site located within the Green Belt? | Yes | Site within Green Belt. |
| 14 | If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. | No | Site not identified. |
| 15a | <p>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?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>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.*</p> | No | The site does not have any of the listed merits that outweigh harm to the Green Belt. |
| 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. ²⁰ | No | Site is not supported by a Neighbourhood Plan |
| Does the site continue to next stage? | | | No |

²⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING²¹

| Site details | |
|-----------------------|--|
| Reference Number | NLP360 |
| Site Name | Land west of A5 and north of A505 |
| Site Address | Land west of A5, LU6 1RT |
| Settlement | Houghton Regis |
| Size | Submitted Developable Area: 5.2ha Submitted Whole Site Area: 5.2ha Measured GIS Area: 9.27ha |
| Proposed Use | Residential |
| Any other information | |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|----------|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: |
| | | | Number of proposed dwellings as per CBC methodology: 94 |

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

| | | | |
|----------|---|----|--|
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |

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

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

²¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²².

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|--|
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement? | R | The proposed development is not well located to a settlement, being a considerable distance from Tilsworth. It also does not form a logical extension to Houghton Regis North. Houghton Regis North Site 2 is located on the eastern side of the A5. This portion of the urban extension will comprise employment sites and waste transfer station as well as the existing water treatment works. The proposed development is also physically separated from HRN Site 2 by the A5. |
| 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 |

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

Site Assessment Framework for HOUSING²³

| Site details | |
|-----------------------|---|
| Reference Number | NLP409 |
| Site Name | Dunstable Road |
| Site Address | Dunstable Road, Tilsworth |
| Settlement | Tilsworth |
| Size | Submitted Developable Area: 0.43ha Submitted Whole Site Area: 0.43ha Measured GIS Area: 0.44ha |
| Proposed Use | residential |
| Any other information | The site has been withdrawn from the assessment process as the land is no longer available for development. |

²³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



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