

# **Site Assessment Forms**



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

Site details	
Reference Number	ALP078
Site Name	Land to the rear of 55 & 56 Luton Road
Site Address	Land to the rear of 55 & 56 Luton Road, Toddington
Settlement	Toddington
Size	Submitted Developable Area: 0.07ha
	Submitted Whole Site Area: 0.07ha
	Measured GIS Area:0.07ha
Proposed Use	
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 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.								
	sional Site Capacity		ier with haterial policy designations.					
1	Is the site likely to accommodate less than 10	Yes	Number of proposed dwellings as					
•	dwellings?	100	per proforma:					
	Work out the number of new homes from site size		por proforma.					
	using density of 30dph and exclude up to 40 %							
	depending on site size of land for infrastructure and		3					
	services, take into account topography or significant		5					
	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>		per elle metredelegy:					
	<ul> <li>2 hectares or above 60%</li> </ul>		2					
	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 in Floodzone 2 and 3					
	or 3?							
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water					
	water flooding?		flooding					
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)					
4	Is more than 50% of the site covered by nationally	No	Not within nationally significant					
	significant designations? These are: Sites of Special		designation					
	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					

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

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

Site details	
Reference Number	ALP086
Site Name	Middle Lakes
Site Address	Middle Lakes, Russell Road
Settlement	Toddington
Size	Submitted Developable Area: 2.83ha
	Submitted Whole Site Area: 2.83ha
	Measured GIS Area:2.83ha
Proposed Use	Residential
Any other	Same as NLP184
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.

	E 1A ASSESSMENT		
	tage of the assessment rules out sites that are too small	ll or conf	ict 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		63
	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:
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>		
	<ul> <li>2 hectares or above 60%</li> </ul>		50
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
	this is smaller.		
	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Floodzone 2 and 3
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water
	water flooding?		flooding
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally	No	Not within nationally significant
	significant designations? These are: Sites of Special		designation
	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>2</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>3</sup>.

Relationship to Settlement					
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located to the south of Toddington and it adjoins the settlement. As such it would form a logical extension to the village of Toddington.		
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 needs<sup>4</sup>. Critical Infrastructure 8 Can the site meet the critical infrastructure A Further information required. 8 Can the site meet the critical infrastructure A Further information required. 9 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

Avanability					
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	There are no legal or ownership problems.		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning permission		

<sup>&</sup>lt;sup>3</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 )

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<sup>&</sup>lt;sup>4</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>5</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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.								
Green		r						
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	Yes	The site has been identified as					
	within one of the parcels which have been identified		contributing a relatively weak					
	in the Central Bedfordshire and Luton Green Belt		contribution.					
	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	The site does not have any of the					
	may outweigh the harm to the Green Belt and which		listed merits that may outweigh					
	may contribute to identification of exceptional		harm to the Green Belt.					
	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	N/A	Toddington NP being progressed					
	as demonstrated through an allocation in an adopted		and in early stages.					
	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>6</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	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

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

	• 26 - 75% (A)		
	<ul> <li>26 - 75% (A)</li> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	nunity	I	
17	Neighbourhood Planning (only applicable in	Yes	Toddington NP is designated.
••	designated areas)	103	roddington ni is designated.
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No 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	The site would not impact on the
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	Ilative Impact		
20	Considering housing completions over the past 10	G	Homes 2006: 1906
	years, what has been the level of housing growth in		Homes 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 2.83% increase
	<ul> <li>5% to 20% growth (A)</li> </ul>		in housing in Toddington.
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 5 dwellings, an
	be completed?		0.26% increase.
	<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).		
	cal Constraints		
22	Are there any physical constraints or permanent	A	There are no physical constraints
	features that affect the site's developability?		however; there is no access to the
	For example pylons, gas works, sewage treatment		main roads.
	works, topography or wind turbines.		
	ionship to Settlement	•	
23	Would development of the site be complementary to	A	The site would be complementary
	the existing settlement pattern, and would it have an		to the existing settlement pattern,
	adverse impact on any historic, unique or distinctive		however in order to gain access to
	characteristics of the settlement's built or natural		the main roads it would need to be
	form?		developed in conjunction with an
Amria	ultural Land Quality		adjoining site.
	ultural Land Quality	<b>^</b>	Crade 2
24	Would the development impact on high quality	A	Grade 3
	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>		

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	• 50% or more in Grade 1, 2 or 3a (R)		
	E 2 ASSESSMENT		
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically 2 B will be looked at as a whole using planning balance		d at this stage as the ratings across
	sport and Access to Services	•	
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		ŭ
	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> <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)		
	• No, but an adjoining settlement does (A)		
25.0	Other catchment school available (A)		Adiation a cottlement
25c	Does the settlement have a Secondary/ Upper school?	A	Adjoining 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>		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	G	In settlement
	centre?		
	• Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	А	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
07	None (R)      Distance to hus stone with a fragment convice (at	Δ	704m from a bug stop
27	Distance to bus stops with a frequent service (at least hourly at peak times):	A	781m from a 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> <li>800m-1200m (A)</li> </ul>		
	<ul> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	R	No
-		1	

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Scho	ool Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school site too small to
			accommodate further expansion –
			land or new site may be required.
31	If not, has a commitment been made to address	R	Provision will need to be provided.
	this?		
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
		r	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.
	nage and Flooding (All sites subject to Sequential Te		
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)     Consider Firsther Assessment (A)		unlikely to be required
	Consider Further Assessment (A)		
Envir	Further Assessment Required (R) ronmental Health		
34	Contamination	R/A/G	Awaiting comments
34	Are there any contamination constraints on site and	NAG	Awaiting comments
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting comments
00	Would any adjoining uses have the potential to	10/00	, waiting commente
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	ronmental Constraints	1	
36	Landscape character	A	must enhance settlement edge
	What would the impacts of development be on the		linked to existing planting
	landscape character or setting of the area or any		structures / GI
	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	A	Site has archaeological potential
	What would the impacts of development be on any		but this would not prevent
	heritage assets and their setting?		allocation providing appropriate
	Are there any opportunities for enhancement of		mitigation is undertaken.
00	these assets?		
38	Ecological Assets	A	Existing grassland, retain and
	What would the impacts of development be on any		buffer hedgerows, potential impact
	biological, geological or ecological assets and are there any opportunities for their enhancement?		on bats in hedgerows.

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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	Current habitats would need to be retained, with adjacent woodland buffered / extended. ROW to south, would need to be designed to complement and enhance.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plani	hing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
Does	the site continue to next stage?		Yes

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

Is the site suitable for the proposed development?

The site is to be considered further in the Local Plan.

- There are no primary constraints to development on the site.
- There are concerns regarding access from the site off Russell Road, an existing residential road and whether this will have impacts on the amenity of the residents along Russell Road.
- The site is located on the green belt, however, it is located on a site considered to contributes weakly to the green belt objectives.
- Although Toddington is considered a sustainable village in terms of its facilities and services, any further development would require contributions to education provision.
- Landscape concerns can be mitigated to reduce the impact on the ridge.

#### **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	/iability				
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?		Site owned by a developer. 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		

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

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

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

Site details	
Reference Number	ALP091
Site Name	Land at 117 Leighton Road
Site Address	Land at 117 Leighton Road
Settlement	Toddington
Size	Submitted Developable Area: 1.4ha
	Submitted Whole Site Area: 1.4ha
	Measured GIS Area:1.4ha
Proposed Use	Residential
Any other	
information	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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	sional Site Capacity		let with haterial policy designations.		
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•	dwellings?		per proforma:		
	Work out the number of new homes from site size		por proforma.		
	using density of 30dph and exclude up to 40 %				
	depending on site size of land for infrastructure and		30		
	services, take into account topography or significant		55		
	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>		Per e 2 e men e 2 e 9 ;		
	<ul> <li>2 hectares or above 60%</li> </ul>		33		
	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 in Floodzone 2 and 3		
	or 3?				
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water		
	water flooding?		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	Not within nationally significant		
	significant designations? These are: Sites of Special		designation		
	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>7</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>8</sup> .				
	ionship to Settlement				
6					
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would not cause coalescence.		
Does	Does the site continue to next stage? No				

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<sup>&</sup>lt;sup>8</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>9</sup>

Site details				
Reference Number	ALP160			
Site Name	Land at Drop Short Farm			
Site Address	Land at Drop Short Farm, South of Toddington, Dunstable Road, LU5 6DX			
Settlement	Toddington			
Size	Submitted Developable Area: 16.2ha			
	Submitted Whole Site Area: 16.2ha			
	Measured GIS Area: 16.2ha			
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				
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: 460 Number of proposed dwellings as per CBC methodology: 291		
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 within Flood zone 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		
	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 on site.		
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		

Page L

<sup>&</sup>lt;sup>9</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This s insuffi	<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				
nrovid	le 1,500 homes or more <sup>10</sup> .	I-contain	ed site is defined as a site which will		
	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 proposed development would not form a logical extension to Toddington as it does not adjoin the settlement boundary and is therefore separated from Toddington. It would also extend the village to the south, away 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.	A	Possible coalescence with Chalgrave.		
Does	the site continue to next stage?		No		

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<sup>&</sup>lt;sup>10</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>11</sup>

Site details	
Reference Number	ALP189
Site Name	Land off Dunstable Road
Site Address	Land off Dunstable Road
Settlement	Toddington
Size	Submitted Developable Area:
	Submitted Whole Site Area:
	Measured GIS Area: 14.57ha
Proposed Use	Residential
Any other	See NLP348
information	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	GE 1A ASSESSMENT				
-	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity		ict with hational policy designations.		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
<b>'</b>	dwellings?		per proforma:		
	Work out the number of new homes from site size		per protorma.		
			100-150		
	using density of 30dph and exclude up to 40 %		100-150		
	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%				
	• 0.4 to 2 hectares 80%				
	<ul> <li>2 hectares or above 60%</li> </ul>		260		
	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	Site not within Floodzone 2 or 3.		
	or 3?				
3	Is more than 50% of the site at risk from surface	No	Site not at risk from surface water		
	water flooding?		flooding		
Natio	nally significant designations (All sites which reach S				
4	Is more than 50% of the site covered by nationally	No	No nationally significant		
	significant designations? These are: Sites of Special		designations on site.		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Not within the AONB		
	of Outstanding Natural Beauty?				
Does	Does the site continue to next stage? Yes				
	· · · · · · · · · · · · · · · · · · ·				



<sup>&</sup>lt;sup>11</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	STAGE 1B ASSESSMENT				
	tage of the assessment rules out sites that are not well				
	cient size to be self contained. It also rules out sites wh				
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>12</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?	A	The site is located adjacent to the settlement envelope of Toddington and if development was concentrated along the built-up edge and the remainder of the site to the south west remain undeveloped the development would be a logical extension to Toddington and respect the landscape.		
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>13</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure needs<sup>14</sup>.

 8
 Can the site meet the critical infrastructure needs<sup>14</sup>.

 9
 Can the site meet the critical infrastructure needs<sup>14</sup>.

 9
 Can the site meet the critical infrastructure needs<sup>14</sup>.

 9
 Further information required.

 9
 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	The site is a greenfield site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	<u>6R</u>	A landowner of this site has contacted the Council and confirmed that they do not wish to develop the site for housing.All

<sup>&</sup>lt;sup>12</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>13</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>13</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>14</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.

delay or prevent development?that could delaIf Yes, then can these be issues be realisticallydevelopment.	nership problems
overcome?	
	ermission for the
Does the site continue to next stage? YesNo	
STAGE 1E ASSESSMENTThis section records the findings of the Strategic Green Belt Review and also providesscreening of sites to determine whether they may be capable of demonstrating ExceptCircumstances. Any site in the Green Belt that is determined as suitable based on theassessment would still have to demonstrate Exceptional Circumstances to consideredPlan.Greenbelt	ional high level SHLAA
	thin the green belt
	identified parcel.
<ul> <li>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>	+ the three listed
<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 	d Plan with
Does the site continue to next stage? Yes	

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<sup>&</sup>lt;sup>15</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	STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)			
	STAGE 2 ASSESSMENT			
	tage further assesses the site's suitability using detailed			
	ion does not mean that the site will be automatically exc		this stage as the ratings across	
	2A will be looked at as a whole using planning balance	-		
	ously Developed Land			
<del>16</del>	Is the site Previously Developed Land in accordance	R	Site greenfield	
	with the NPPF definition?			
	● 76% - 100% (G)			
	● <u>26 - 75% (A)</u>			
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>			
	nunity			
<del>17</del>	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in	
	designated areas)		early stages.	
	Is the site identified as a housing allocation in an			
40	emerging Neighbourhood Plan?	A La		
<del>18</del>	Community Consultation	No	No community consultation	
	Has any community consultation taken place?			
	If yes, provide brief details on the form this consultation took and any overall community			
	response.			
<del>19</del>	Sustainability of Settlement	No	The proposal would not impact on	
	Would this proposal impact on the sustainability of		the sustainability of the settlement.	
	the settlement through the loss of services and			
	facilities (for example, employment, retail, public			
	house etc)			
Cumu	Hative Impact			
<del>20</del>	Considering housing completions over the past 10	G	Homes in 2006: 1906	
	years, what has been the level of housing growth in		Homes in 2016: 1960	
	the parish?			
	<ul> <li>Less than 5% growth (G)</li> </ul>		2.83% increase in new homes.	
	<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).			
<del>21</del>	What level of housing growth would there be if all the	G	Outstanding permissions increase	
	outstanding permissions (as of April 2016) were to		<del>by 0.26%</del>	
	be completed?			
	Less than 5% growth (G)			
	• <u>5% to 20% growth (A)</u>			
	More than 20% growth (R)  This is a cloud to define the state of the second secon			
	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	l		
<del>22</del>	Are there any physical constraints or permanent	A	As a whole the site has limited	
<b></b>	features that affect the site's developability?	· · ·	physical constraints however the	
	For example pylons, gas works, sewage treatment		southern and south western	
	works, topography or wind turbines.		portions of the site do slope, which	
			has the potential to affect	
			developability.	
Relati	ionship to Settlement			

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23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	The site would extend the settlement envelope southwards away from the village centre.
	cultural Land Quality	<b>D</b>	
<del>2</del> 4	Would the development impact on high quality	R	Grade 3
	agricultural land?		
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> <li>50% of more in Grade 4, 2 or 2 or (D)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
STAC	E 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	nts from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	B will be looked at as a whole using planning balance		
	sport and Access to Services	-	
<del>25</del>	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		
<del>25a</del>	Does the settlement have a Primary/Lower school?	G	Yes in settlement
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
<del>25b</del>	Does the settlement have a Middle school (if	G	Yes 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 set to be a set t</li></ul>		
05.0	Other catchment school available (A)	^	
<del>25c</del>	Does the settlement have a Secondary/ Upper	A	Adjoining settlement (Harlington)
	school?		
	<ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>res, proposed as part or the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Other catchment school available (A)</li> </ul>		
<del>25d</del>	<ul> <li>Other catchment school available (A)</li> <li>Does the settlement have a GPs surgery or medical</li> </ul>	G	Yes in settlement
200	centre?	9	
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
<del>26</del>	What retail provision does the settlement offer?	A	Convenience Store, post office and
	Town Centre/ Supermarket (G)		newsagent
	Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
<del>27</del>	Distance to bus stops with a frequent service (at	G	<del>371m</del>
	least hourly at peak times):		
	Less than 400m (G)		

	• <u>400m-800m (A)</u>		
	<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)		
<del>28</del>	Distance to nearest train station:	R	Over 1200m
	<ul> <li>Less than 800m (G)</li> </ul>		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
20	Is the site accessible from the existing road network?	G	
29 Sobo	ol Capacity	<b>U</b>	<del>yes</del>
30		Δ	Now lower and middle asheel may
<del>30</del>	Do the local schools have capacity at all tiers?	A	New lower and middle school may
			be required
<del>31</del>	If not, has a commitment been made to address	A	New lower and middle school may
	this?		be required
	r Utilities (Gas, Electricity and Broadband Infrastruc		
<del>32</del>	Is there the capacity to provide all required	<del>R/A/G</del>	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	<del>st)</del>	
33	What is the conclusion of the sequential approach to	Á	OW present, JFlow modelling
	site allocations, in regards to flood risk?		required to confirm flood risk
	No assessment required (G)		
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
	onmental Health	D/A /C	
<del>3</del> 4	Contamination	<del>R/A/G</del>	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;		
	noise and smell)		
Envir	conmental Constraints	I	l
36	Landscape character	A	elevated exposed site,
90	•	*	
	What would the impacts of development be on the		development must enhance
	landscape character or setting of the area or any		existing settlement envelope &
	designated landscapes? Would there be any direct		provide substantial landscape
	or indirect harm to the Area of Outstanding Natural		buffer
	Beauty or the Nature Improvement Area?		

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<del>37</del>	Heritage/ Archaeology	A	Site has multi-period			
	What would the impacts of development be on any		archaeological potential but this			
	heritage assets and their setting?		would not prevent allocation			
	Are there any opportunities for enhancement of		providing appropriate mitigation			
	these assets?		is undertaken			
38	Ecological Assets	A	Dropshot Marsh SSSI on			
	What would the impacts of development be on any		s.boundary but good buffering			
	biological, geological or ecological assets and are		shown on preliminary proposal ,			
	there any opportunities for their enhancement?		potential farmland species impact,			
			good opportunities for			
			enhancement.			
<del>39</del>	Open space/leisure and GI assets	R/A/	Extensive ROW network around			
	Are there any potential conflicts with open space,		and across site. Would need to be			
	leisure designations or Rights of Way? Is there		enhanced / set within green			
	capacity to provide the required levels of open space		corridors. Site includes existing			
	and green infrastructure?		allotments, would need to be			
			retained, and development			
			designed to relate positively to this			
			existing asset. Existing woodland			
			including SSSI on southern			
			boundary, would need protecting,			
			enhancing extending and buffering.			
			Loss of The Glebe Small Amenity			
			Space, The Glebe Sports Field,			
			Dunstable Road Allotments and			
			partial loss of Dropshort Marsh.			
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	hing History	1				
41	What is the sites planning history? (For example		No relevant planning history			
	planning applications and submissions to previous					
	Allocations Plans)					
Does	the site continue to next stage?		Yes			
2000						
STAGE 2 ASSESSMENT CONCLUSION						
Is the site suitable for the proposed development?						
On b	alance the whole site is not considered appropriate	for furth	er assessment. However. due to			
	pact on landscape, site size and scale a portion wo					
	The site is located in the south of Toddington and		vtend the settlement southwards.			
	The site is in an elevated position, which would ex					
	The site is large in scale in relation to the village a		•			
•	adversely impact upon the character and pattern of					
	constrained due to the Green Belt, in Toddington.		<del>pinent, which has ben</del>			
	constrained due to the oreen beit, in roddington.					
	Ich a portion of the site will be considered further.					
<del>//3-51</del>	at a portion of the site will be considered further.					
L						
STV	SE 3 : ACHIEVABILITY					
			C. Cuideneeu			
	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				
A site	is considered achievable for development where there					
A site type o	is considered achievable for development where there of development will be developed on the site at a particular	ilar point	in time. This is essentially a			
A site type o	is considered achievable for development where there	ilar point	in time. This is essentially a			
A site type o	is considered achievable for development where there of development will be developed on the site at a particular	ilar point	in time. This is essentially a			

Viabil	ity		
<b>43</b>	Referring to the Viability Assessment undertaken by	A	The Council's Residential
	consultants, is the probability of the site being viable		Development Viability Report (Feb
	high, medium or low?		2017) indicates that residual value
	High (G) Benchmark land value comfortably		of development in this value area
	exceeded by likely residual value		and at this scale with £38k
	<ul> <li>Low (A) Marginal viability, with likely residual</li> </ul>		infrastructure costs would not
	land value close to benchmark land value		exceed the upper benchmark land
	<ul> <li>Very Low (R) Likely residual value well below</li> </ul>		value and as such the report
	benchmark land value		indicates that such development
			may not be viable.
			However the Council's Residential
			Development Viability Report (Feb
			2017) is based upon residential
			property figures between 2013 and
			2016 and based on the average
			building costs during 2016. The
			housing market within Central
			Bedfordshire has seen significant
			increases in residential property
			values in a relatively short period of
			time, whereby it is considered that
			the viability of developments within
			this report has been cautious. For
			example in 2016 Dunstable has
			benefited from a 17.9% housing
			price increase with an average
			annual house price increase in
			2016 for housing within Central
			Bedfordshire of 10.74%.
			This increase in property value has
			been a result of not only national
			trends in house prices and existing
			transport links to economically successful areas but also
			significant infrastructure projects within the pipeline including: East-
			West Rail; M1-A5 link road; A421
			upgrades; Oxford to Cambridge
			Express Way; Luton and Dunstable
			Guided Busway; M1 improvements;
			and potential A1 improvements. It
			is considered that as such
			infrastructure projects progress that
			property prices within the Local
			Authority will likely continue to
			increase which has and will
			increase viability/deliverability of
			development not only in the higher
			value areas but also the lower
			value areas of the Authority.
			· · · · · · · · · · · · · · · · · · ·
			For the reasons outlined above it is

		considered that this sade of
		considered that this scale of
		development within this value area
Achie	vability	may be viable.
Achie 44		The Council's Residential
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. 0 to 5 years
46	<ul> <li>15 to 20 years</li> <li>Outside Plan Period</li> <li>What is the indicative build out time of the site?</li> </ul>	The Case Study Sites outlined within the Council's Residential
		Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission two housebuilders would likely take one year to first

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	completion and would build out the site at a rate of 100 dwellings per annum there after.
Does the site pass this stage?	Yes

#### SUMMARY

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

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

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

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# Site Assessment Framework for HOUSING<sup>16</sup>

Site details	
Reference Number	ALP193
Site Name	Briarmead Farm
Site Address	Briarmead Farm
Settlement	Toddington
Size	Submitted Developable Area: 2.2ha
	Submitted Whole Site Area: 2.2ha
	Measured GIS Area:2.03ha
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 stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity		iet with haterial 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 • 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: 30 Number of proposed dwellings as per CBC methodology: 36	
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 in 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	tage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation	
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>16</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAG	E 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		
provid	le 1,500 homes or more <sup>17</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 separate from the settlement of Toddington and is not well related to be an extension to the village.		
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		

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

Site details	
Reference Number	ALP227
Site Name	Crowbush Farm
Site Address	
Settlement	Toddington
Size	Submitted Developable Area:
	Submitted Whole Site Area: 23.4ha
	Measured GIS Area: 32.89ha
Proposed Use	Residential development including recreational open space
Any other	See NLP453
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.

STVC	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations
	sional Site Capacity		lict with hational policy designations.
-			Newskieg of generated dealling as
1	Is the site likely to accommodate less than 10 dwellings?	No	Number of proposed dwellings as 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		150-350
	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%		
	• 0.4 to 2 hectares 80%		
	<ul> <li>2 hectares or above 60%</li> </ul>		600
	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	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within Floodzone 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
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	No	No nationally significant
	significant designations? These are: Sites of Special		designations on site.
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	Not within the AONB
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

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<sup>&</sup>lt;sup>18</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				
insuffic	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		
provid	le 1,500 homes or more <sup>19</sup> .				
Relati	onship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is an extension to Toddington and could form a logical extension to the settlement to the south. Development on this site would be a considerable distance from the village centre.		
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	Possible coalescence with Fancott.		
Does t	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>20</sup>.Critical InfrastructureGForm states that critical8Can the site meet the critical infrastructureGForm states that critical

8 Can the site meet the critical infrastructure	G	Form states that critical	
requirements that will enable delivery <sup>21</sup> ?		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.

Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site currently in use as residential, employment and greenfield.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	<u> GR</u>	Site promoted by owners. <u>A</u> landowner of this site has contacted the Council and confirmed that they do not wish to develop the site for housing.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	G	No legal or ownership problems.	

<sup>&</sup>lt;sup>19</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>20</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>20</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>21</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	G	No existing planning permission.
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		
Does	the site continue to next stage?	1	<del>Yes</del> No
STAG	E 1E ASSESSMENT		
This s	section records the findings of the Strategic Green Belt I	Review	and also provides a preliminary
scree	ning of sites to determine whether they may be capable	of dem	onstrating Exceptional
<b>Circu</b>	mstances. Any site in the Green Belt that is determined	<del>as suita</del>	able based on the high level SHLAA
asses	sment would still have to demonstrate Exceptional Circ	umstan	ces to considered for allocation in the
Plan.			
Greei	nbelt		
1 <del>3</del>	Is the site located within the Green Belt?	Yes	Site located within the green belt.
14	If answer to question 13 is yes, then does the site lie	No	Not within an identified parcel
	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	<del>Yes</del>	Site meets three listed merits.
	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		
	<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		
	suitability.*		
15b	Sites which have support from the local community	N/A	No draft Toddington
	as demonstrated through an allocation in an adopted		Neighbourhood Plan with
	or draft Neighbourhood Plan (that has been subject		allocations at this stage.
	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		
	2.22		
	<del>2.</del>		

#### **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>22</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 greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		
	<ul> <li>              26 - 75% (A)      </li> </ul>		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	munity		
17	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in
+#		1NO	early stages.
	designated areas) Is the site identified as a housing allocation in an		eany stages.
	<b>e</b>		
<del>18</del>	emerging Neighbourhood Plan?	No	
10	Community Consultation	No	No community consultation.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.		
<del>19</del>	Sustainability of Settlement	No	The proposal would not impact on
	Would this proposal impact on the sustainability of		the sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	ulative Impact		
<del>20</del>	Considering housing completions over the past 10	G	Number of homes in 2006:1906
	years, what has been the level of housing growth in		Number of homes in 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		A growth of 2.83%.
	<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).		
<del>21</del>	What level of housing growth would there be if all the	G	Outstanding permissions would be
	outstanding permissions (as of April 2016) were to		an additional 0.26%.
	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).		
Phys	ical Constraints	L	l
22		Δ	The site alapse down towards
<del>66</del>	Are there any physical constraints or permanent features that affect the site's developability?	A	The site slopes down towards
			Fancott. Toddington is elevated and development of this whole site
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		would mean development extending down the slope, which is
			out of keeping with the character of
Dates	is a shire (a Ost(law and		the village.
Relat	ionship to Settlement		
	I Would double propert of the site he complementary to	A	The site extends the settlement
<del>23</del>	Would development of the site be complementary to	~	
<del>23</del>	the existing settlement pattern, and would it have an	~	pattern of Toddington south
<del>23</del>			pattern of Toddington south eastwards which is not within keeping of the character of

	form?		Toddington. The site also results in
			coalescence with Fancott
Agric	cultural Land Quality		Codic Scence with Fancoa
<u>24</u>	Would the development impact on high quality	A	Grade 3
	agricultural land?	Π	Stade 5
	<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>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
STAC	SE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	nts from	technical energialists. A red rating for
	uestion does not mean that the site will be automatically		
	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.		ie iei ne iei igi ti ninte te tite
	· · · · · · · · · · · · · · · · · · ·		
	Issues relating to capacity are assessed separately		
<del>25a</del>	Does the settlement have a Primary/Lower school?	G	Yes 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)		
<del>25b</del>	Does the settlement have a Middle school (if	G	Yes in settlement
200	applicable)?	Ŭ	
	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>		
<del>25c</del>	Does the settlement have a Secondary/ Upper	A	Adjoining settlement (Harlington)
230	school?	*	Aujoining settlement (nanington)
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
05 1	Other catchment school available (A)		
<del>25d</del>	Does the settlement have a GPs surgery or medical	G	Yes 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>		
	settlement (R)		
<del>26</del>	What retail provision does the settlement offer?	A	Convenience Store, post office and
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		newsagent
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>		
	<del>(A)</del>		
	None (R)		
<del>27</del>	Distance to bus stops with a frequent service (at	R	Over 800m
	least hourly at peak times):		
	Less than 400m (G)		
	● 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	OR submission form stated that improved		
	- Ort submission form stated that improved	1	

	public tropoport facilities actual be president as		
	public transport facilities could be provided as part of the development (G)		
<del>28</del>	Distance to nearest train station:	R	Over 1200m
	<ul> <li>Less than 800m (G)</li> </ul>		
	<ul> <li>800m-1200m (A)</li> </ul>		
	<ul> <li>Over 1200m (R)</li> </ul>		
<del>29</del>	Is the site accessible from the existing road network?	G	<del>yes</del>
Scho	ol Capacity		
<del>30</del>	Do the local schools have capacity at all tiers?	A	New lower and middle school may
			be required
<del>31</del>	If not, has a commitment been made to address	A	New lower and middle school may
	this?		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.
Drain	age and Flooding (All sites subject to Sequential Te	<del>st)</del>	
<del>33</del>	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)	Â	OW present, JFlow modelling required to confirm flood risk
	onmental Health Contamination		
<del>3</del> 4	Are there any contamination constraints on site and will there be any remediation required?	<del>R/A/G</del>	Awaiting comments
<del>35</del>	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	<del>R/A/G</del>	Awaiting comments
	onmental Constraints		
<del>36</del>	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	elevated exposed site, wide ranging views to AONB and wider panoramic landscapes. Exposed site beyond settlement envelope extending beyond plateau edge and descending east down highly exposed slope. Key panoramic medium to long

			ranging views to north east / east /
			south to Sharpenhoe escarpment AONB and Chilterns AONB horizon
			the south / southeast.
			Any development must be set away
			from the plateau edge and wrap
			around existing settlement
			envelope within appropriate
			landscape setting (Option 1). Any
			development , including playing
			fields, beyond Crowbush Farm 140
			AOD contour not acceptable due to
			change in landscape character.
			Development beyond 140 contour
			cannot be effectively and
			appropriately mitigated due to open
			exposed landscape character,
			primarily hedgerow framework with
			very limited tree cover,
<del>37</del>	Heritage/ Archaeology	A	Site has multi-period
	What would the impacts of development be on any		archaeological potential but this
	heritage assets and their setting?		would not prevent allocation
	Are there any opportunities for enhancement of		providing appropriate mitigation
	these assets?		is undertaken.
			Potential impact on Crowbush
			Farm (non listed heritage asset)
			which was there by 1901
<del>38</del>	Ecological Assets	G	Buffer existing woodland &
	What would the impacts of development be on any		hedgerows, opportunity for
	biological, geological or ecological assets and are		ecological gain.
	there any opportunities for their enhancement?		
<del>39</del>	Open space/leisure and GI assets	<del>A/R</del>	Extensive ROW network around
	Are there any potential conflicts with open space,		and across site, including lcknield
	leisure designations or Rights of Way? Is there		Way. These would need to be
	capacity to provide the required levels of open space		enhanced / set within green
	and green infrastructure?		corridors. Established woodland
			around SE corner of site and along
			Icknield Way would need retaining
			and enhancing.
			Loss of Crowbush Recreation
<b>N A !</b>			Land.
	rais and Waste		Neizeuee
4 <del>0</del>	What would the impacts of development be on safeguarded minerals and waste sites, including	G	No issues
Dian	mineral safeguarding sites?		
41	ning History What is the sites planning history? (For example		No relevant planning history
	planning applications and submissions to previous		recevant planning history
	Allocations Plans)		
Does	the site continue to next stage?		Yes
	GE 2 ASSESSMENT CONCLUSION		
Is the	e site suitable for the proposed development?		

On balance the whole site is not considered appropriate for further assessment.

• The site is located in the south east of Toddington and is in an elevated position, which

 ${}^{\rm Page}35$ 

would expose this site and village in landscape terms.

- The site is also large in scale in relation to the village and its size together with location would adversely impact upon the character and pattern of development, which has ben constrained due to the Green Belt, in Toddington.
- The size of the site and its extend towards Fancott could potentially result in coalescence with Fancott.
- The development would result in the loss of recreation land.
- In order to safeguard the landscape and views from the site, development must be set away from the plateau edge and wrap around existing settlement envelope and must not extend beyond contour 140 due to the unacceptable changes in landscape character.

As such it is only considered that a small portion of this site, adjoining the boundary with Toddington could be considered appropriate for further consideration.

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

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

#### **Viability**

<b>43</b>	Referring to the Viability Assessment undertaken by	A	The Council's Residential
	consultants, is the probability of the site being viable		Development Viability Report (Feb
	high, medium or low?		2017) indicates that residual value
	<ul> <li>High (G) Benchmark land value comfortably</li> </ul>		of development in this value area
	exceeded by likely residual value		and at this scale with £38k
	Low (A) Marginal viability, with likely residual		infrastructure costs would not
	land value close to benchmark land value		exceed the upper benchmark land
	Very Low (R) Likely residual value well below		value and as such the report
	benchmark land value		indicates that such development
			may not be viable.
			However the Council's Residential
			Development Viability Report (Feb
			2017) is based upon residential
			property figures between 2013 and
			2016 and based on the average
			building costs during 2016. The
			housing market within Central
			Bedfordshire has seen significant
			increases in residential property
			values in a relatively short period of
			time, whereby it is considered that
			the viability of developments within
			this report has been cautious. For
			example in 2016 Dunstable has
	×		benefited from a 17.9% housing
			price increase with an average annual house price increase in
			2016 for housing within Central
			Bedfordshire of 10.74%.
			Bearorashire or ro.r 470.
			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.	
		value areas of the Authomy.	
		For the reasons outlined above it is	
		considered that this scale of	
		development within this value area	
		may be viable.	
	vability		
44	Are there any market factors which would affect	The Council's Residential	
	deliverability?	Development Viability Report (Feb	
		2017) is based upon residential	
		property figures between 2013 and	
		2016. The housing market within	
		Central Bedfordshire has seen	
		significant increases in residential	
		property values in a relatively short	
		period of time, whereby it is	
		considered that the viability of	
		developments within this report has	
		been cautious. For example in	
		2016 Dunstable has benefited from	
		a 17.9% housing price increase	
		with an average annual house price	
		increase in 2016 for housing within	
		Central Bedfordshire of 10.74%.	
		This increase in property value has	
		been a result of not only national	
		trends in house prices and existing	
		transport links to economically	
		successful areas but also	
		significant infrastructure projects	
		within the pipeline including: East-	
		West Rail; M1-A5 link road; A421	
		upgrades; Oxford to Cambridge	
		Express Way; Luton and Dunstable	
		Guided Busway; M1 improvements;	
		and potential A1 improvements. It	
		is considered that as such	
		infrastructure projects progress that	
		Property prices within the Local Authority will likely continue to	

		increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	<del>0 to 5 years</del>
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 two housebuilders would likely take one year to first completion and would build out the site at a rate of 100 dwellings per annum there after.
Does	the site pass this stage?	Yes

### SUMMARY

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

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

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

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

Site details				
Reference Number	NLP002			
Site Name	Land near Griffin Farm			
Site Address	Griffin Farm, Conger Lane, LU5 6BT			
Settlement	Toddington			
Size	Submitted Developable Area: 18ha			
	Submitted Whole Site Area: 50.26ha			
	Measured GIS Area: 51.238ha			
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 s	tage of the assessment rules out sites that are too sma	all or conf	lict with national policy designations.			
Provis	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: Up to 500 Number of proposed dwellings as per CBC methodology: Up to 324			
Flood	Risk (All sites which reach Stage 2 will be subject to t	he Seque	ential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not located within Flood zone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding			
Natio	nally significant designations (All sites which reach 3	Stage 2 b				
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	Less than 50% of the site is covered by nationally significant designations.			
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			



<sup>&</sup>lt;sup>23</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>24</sup> . <b>Relationship to Settlement</b>				
<ul> <li>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?</li> <li>R The site lies to the east of Toddington, and is largely separated from the existing urban edge by parcels of open countryside/agricultural land. It is therefore not considered to be a logical extension to the settlement</li> </ul>				
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>24</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>25</sup>

Site details	
Reference Number	NLP032
Site Name	Land at Leighton Road
Site Address	Land at Leighton Road
Settlement	Toddington
Size	Submitted Developable Area: 3.05ha
	Submitted Whole Site Area: 3.05ha
	Measured GIS Area: 3.13ha
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 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	no	Number of proposed dwellings as per proforma: 45 Number of proposed dwellings as per CBC methodology: 56			
	Developable Area, or the area measured in GIS if this is smaller.					
Flood	<b>I Risk</b> (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 in 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	tage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not in Floodzone 2 and 3			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not at risk from surface water flooding			
Does	the site continue to next stage?	-	Yes			

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<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>				
<ul> <li>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?</li> <li>R The site is located on the western side of Leighton Road and is separated from the settlement of Toddington by agricultural fields. As such it has a poor relationship with Toddington and would not form a logical extension.</li> </ul>				
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	

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<sup>&</sup>lt;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 <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>27</sup>

Site details					
Reference Number	NLP041				
Site Name	Longview Long Land				
Site Address	Longview Long Lane				
Settlement	Toddington				
Size	Submitted Developable Area: 1.5ha				
	Submitted Whole Site Area: 2ha				
	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.

STAG	E 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
			iet with hatonal policy designations.			
Provi 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 this is smaller.	no	Number of proposed dwellings as per proforma: 15-30 Number of proposed dwellings as per CBC methodology: 36			
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 in 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	tage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation			
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>27</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAG	STAGE 1B ASSESSMENT					
	This stage of the assessment rules out sites that are not well related to existing settlements but are of an					
	cient size to be self contained. It also rules out sites wh		•			
towns	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will			
provid	le 1,500 homes or more <sup>28</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?	The site is located on the northern edge of Toddington, outside the settlement envelope. It has a poor relationship with Toddington as it is separated by parcels of open countryside/agricultural land.				
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 s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>29</sup> .			
Critical Infrastructure				
8	Can the site meet the critical infrastructure	A	Further information required.	
	requirements that will enable delivery <sup>30</sup> ?			
Does the site continue to next stage? Yes				

### **STAGE 1D ASSESSMENT**

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

Availa	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	There are no legal or ownership problems.		
12	Does the site already have planning permission for	G	No planning permission		

<sup>&</sup>lt;sup>28</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>29</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>29</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>30</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

#### **STAGE 1E ASSESSMENT** This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt 13 Is the site located within the Green Belt? Site within Green Belt Yes 14 If answer to question 13 is yes, then does the site lie No The site does not lie within one of within one of the parcels which have been identified the parcels. 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 The site does not have any of the may outweigh the harm to the Green Belt and which listed merits that may outweigh may contribute to identification of exceptional harm to the Green Belt. 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 N/A No draft Toddington as demonstrated through an allocation in an adopted Neighbourhood Plan with or draft Neighbourhood Plan (that has been subject allocations at this stage. 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>31</sup> Does the site continue to next stage? No

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

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

Site details	
Reference Number	NLP069
Site Name	Land north of Station Road
Site Address	Land north of Station Road
Settlement	Toddington
Size	Submitted Developable Area: 0.54ha Submitted Whole Site Area: 0.88ha
	Measured GIS Area: 0.90ha
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.

CT A C					
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10	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 %		10.10		
	depending on site size of land for infrastructure and		10-12		
	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%		10		
	<ul> <li>2 hectares or above 60%</li> </ul>		16		
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
-	Risk (All sites which reach Stage 2 will be subject to the	1			
2	Is more than 50% of the site located in Flood Zone 2	No	Not in Floodzone 2 and 3		
	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				
4	Is more than 50% of the site covered by nationally	No	Not within nationally significant		
	significant designations? These are: Sites of Special		designation		
	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?				
Dooc	Does the site continue to next stage? Yes				



<sup>&</sup>lt;sup>32</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>33</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 is located to the north of Station Road and adjoins the settlement envelope. There is development along the road frontage and it is considered that development on the road frontage would be considered a logical extension to Toddington.
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

STAC	GE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>34</sup> .				
Critic	al Infrastructure				
8	Can the site meet the critical infrastructure	А	Further information is required.		
	requirements that will enable delivery <sup>35</sup> ?				
Does	the site continue to next stage?		Yes		
			·		

### **STAGE 1D ASSESSMENT**

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

Availability

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

<sup>&</sup>lt;sup>33</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>34</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>34</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>35</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	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.	G	No planning permission
Does	Does the site continue to next stage?		Yes

STAGE 1E ASSESSMENT				
This section records the findings of the Strategic Green Belt Review and also provides a preliminary				
screening of sites to determine whether they may be capable of demonstrating Exceptional				
Circur	nstances. Any site in the Green Belt that is determined	as suitab	le based on the high level SHLAA	
	sment would still have to demonstrate Exceptional Circl			
Plan.				
Green	nbelt			
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 is not identified as making a weak contribution.	
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	The site does not have any of the listed merits that may 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 $2.^{36}$	N/A	No draft Toddington Neighbourhood Plan with allocations at this stage.	
Does the site continue to next stage? No				
			-	

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

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

Site details	
Reference Number	NLP138
Site Name	Land at Luton Road
Site Address	Land at Luton Road
Settlement	Toddington
Size	Submitted Developable Area: 1.46ha
	Submitted Whole Site Area: 1.46ha
	Measured GIS Area:1.46ha
Proposed Use	Residential
Any other	Site also forms part of NLP294
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 s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
-	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10	no	Number of proposed dwellings 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		40		
	services, take into account topography or significant				
	areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		per CBC methodology:		
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>				
	• 0.4 to 2 hectares 80%		35		
	<ul> <li>2 hectares or above 60%</li> </ul>				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	I Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Floodzone 2 and 3		
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water		
	water flooding?		flooding		
	5		5		
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	Not within nationally significant		
	significant designations? These are: Sites of Special		designation		
	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>37</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This s insuffi towns provid	<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>38</sup> . <b>Relationship to Settlement</b>				
<ul> <li>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?</li> <li>R The site is located on the eastern side of Luton Road, separated from the main settlement by the recreation ground. As such it is considered, even if developed as part of NLP294, that it would not form a logical extension to Toddington.</li> </ul>					
<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>			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 needs<sup>39</sup>. **Critical Infrastructure** Can the site meet the critical infrastructure Critical infrastructure can be 8 G requirements that will enable delivery<sup>40</sup>? provided. No

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

<sup>38</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.

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 preliminar 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 St assessment would still have to demonstrate Exceptional Circumstances to considered for allocation Plan.         Greenbelt	HLAA
This section records the findings of the Strategic Green Belt Review and also provides a preliminar 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 SI assessment would still have to demonstrate Exceptional Circumstances to considered for allocation Plan.	HLAA
13 Is the site located within the Green Belt? Yes Site within Green Belt	
14If 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.NoThe site does not lie within the parcels.	
<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>	
<ul> <li>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>41</sup></li> <li>N/A No draft Toddington Neighbourhood Plan with allocations at this stage.</li> </ul>	
Does the site continue to next stage? No	

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<sup>&</sup>lt;sup>41</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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

Site details	
Reference Number	NLP152
Site Name	Land SE of Leighton Road
Site Address	Land SE of Leighton Road
Settlement	Toddington
Size	Submitted Developable Area: 0.71ha
	Submitted Whole Site Area: 0.71a
	Measured GIS Area:0.71ha
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.					
Provisional 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		25-32			
	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>		17			
	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 or 3?	No	Not in Floodzone 2 and 3			
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water			
	water flooding?		flooding			
	5		Ũ			
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	Not within nationally significant			
	significant designations? These are: Sites of Special		designation			
	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			

 $<sup>{\</sup>rm Page} 52$ 

<sup>&</sup>lt;sup>42</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>43</sup>.

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 is located on the south eastern edge of Toddington and is well related to the village. It is considered that the site could form a logical extension to Toddington.			
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	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>44</sup> .					
Critic	Critical Infrastructure					
8	Can the site meet the critical infrastructure	G	Critical infrastructure can be			
	requirements that will enable delivery <sup>45</sup> ?		delivered.			

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

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

<sup>&</sup>lt;sup>43</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\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a> )

<sup>&</sup>lt;sup>44</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>45</sup> This is an approximate the information become at the information become a

<sup>&</sup>lt;sup>45</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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	umstance	es to 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	Yes	The site is identified as a parcel		
	within one of the parcels which have been identified		with a relatively weak contribution.		
	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	The site does not have any of the		
	may outweigh the harm to the Green Belt and which		listed merits that may outweigh		
	may contribute to identification of exceptional		harm to the Green Belt.		
	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	N/A	No draft Toddington		
	as demonstrated through an allocation in an adopted		Neighbourhood Plan with		
	or draft Neighbourhood Plan (that has been subject		allocations at this stage.		
	to Regulation 14 consultation) that do not meet the				
	criteria in question 15a will automatically progress				
	through this stage to be considered further at Stage				
	$2^{46}$				
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	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

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

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	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in
	designated areas)		early stages.
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No 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	The site would not impact on the
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
•	house etc)		
	Ilative Impact		
20	Considering housing completions over the past 10	G	Homes 2006: 1906
	years, what has been the level of housing growth in		Homes 2016: 1960
	the parish?		There has been a 2 020/ increase
	• Less than 5% growth (G)		There has been a 2.83% increase
	• 5% to 20% growth (A)		in housing in Toddington.
	• More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using census and completions data).		
21	What level of housing growth would there be if all the	G	There is outstanding planning
21	outstanding permissions (as of April 2016) were to	9	permission for 5 dwellings, an
	be completed?		0.26% increase.
	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	There are 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	The site would be complementary
	the existing settlement pattern, and would it have an		to the existing settlement pattern.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
_	ultural Land Quality		
24	Would the development impact on high quality	A	Grade 3
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

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	stage further assesses the site's suitability using comme question does not mean that the site will be automatically		
	e 2B will be looked at as a whole using planning balance		a at the stage as the rainge acrees
	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.		
250	Issues relating to capacity are assessed separately	G	In settlement
25a	Does the settlement have a Primary/Lower school?	G	In settlement
	<ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	In settlement
	applicable)?	l	
	• 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	А	Adjoining settlement
	school?		
	<ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Other catchment school available (A)</li> </ul>		
25d	Does the settlement have a GPs surgery or medical	G	In settlement
	centre?	-	
	• Yes, in the settlement (G)	l	
	• Yes, proposed as part of the development (G)	l	
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>	l	
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>		
26	What retail provision does the settlement offer?	А	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent	l	
	(A) • None (R)	l	
27	Distance to bus stops with a frequent service (at	A	781m from a bus stop
	least hourly at peak times):		
	Less than 400m (G)	l	
	• 400m-800m (A)	l	
	• Over 800m (R)		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)	l	
28	Distance to nearest train station:	R	Over 1200m
	• Less than 800m (G)		
	<ul> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>		
29		G	Laightan Road
	Is the site accessible from the existing road network?	<u> </u>	Leighton Road

Scho	ool Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school site too small to
			accommodate further expansion –
			land or new site may be required.
31	If not, has a commitment been made to address	R	Provision will need to be provided.
	this?		
	er 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.
	nage and Flooding (All sites subject to Sequential Te		
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)		
Envi	Further Assessment Required (R) ronmental Health		
34	Contamination	R/A/G	Awaiting comments
54	Are there any contamination constraints on site and	NAG	Awaiting comments
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting comments
00	Would any adjoining uses have the potential to	10/00	/ Waiting comments
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envi	ronmental Constraints		•
36	Landscape character	G	must enhance settlement edge,
	What would the impacts of development be on the		provide landscape mitigation to
	landscape character or setting of the area or any		southern site boundary.
	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	А	Site has archaeological potential
	What would the impacts of development be on any		but this would not prevent
	heritage assets and their setting?		allocation providing appropriate
	Are there any opportunities for enhancement of		mitigation is undertaken.
	these assets?		
38	Ecological Assets	A	Rough grassland, buffer and
	What would the impacts of development be on any		enhance existing hedgerow / trees.
	biological, geological or ecological assets and are there any opportunities for their enhancement?		

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	Current habitats would need to be retained, with adjacent woodland buffered / extended.
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	hing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
Does	the site continue to next stage?		Yes

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is considered appropriate for further assessment.

- There are no primary constraints to development on the site.
- Although the site is located on the green belt, it is considered that it is on a site that contributes weakly to the green belt objectives.
- Although Toddington is considered a sustainable village in terms of its facilities and services, any further development would require contributions to education provision.
- Development must enhance settlement edge to improve landscape impact.

As such the site is to be considered further.

### **STAGE 3 : ACHIEVABILITY**

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

Viabi	/iability				
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	evability				
44	Are there any market factors which would affect deliverability?		Site owned by a developer. 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		

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

### SUMMARY

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

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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>47</sup>

Site details	
Reference Number	NLP153
Site Name	Land SE of Leighton Road
Site Address	Land SE of Leighton Road
Settlement	Toddington
Size	Submitted Developable Area: 2.12ha
	Submitted Whole Site Area: 2.12ha
	Measured GIS Area: 2.12ha
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.

STVC	E 1A ASSESSMENT				
	stage of the assessment rules out sites that are too sma	ll or confl	ict with national policy decignations		
	sional Site Capacity		ict with hational policy designations.		
1	Is the site likely to accommodate less than 10	no	Number of proposed dwellings as		
•	dwellings?	no	Number of proposed dwellings as per proforma:		
	Work out the number of new homes from site size		per protorma.		
	using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and		60-75		
			00-75		
	services, take into account topography or significant				
	areas of undevelopable land. Site Size Gross to net ratio standards		Number of successful duallings of		
			Number of proposed dwellings as		
	• Up to 0.4 hectare 100%		per CBC methodology:		
	• 0.4 to 2 hectares 80%		20		
	• 2 hectares or above 60%		38		
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to th				
2	Is more than 50% of the site located in Flood Zone 2	No	Not in Floodzone 2 and 3		
	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				
4	Is more than 50% of the site covered by nationally	No	Not within nationally significant		
	significant designations? These are: Sites of Special		designation		
	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?				
Deee	Does the site continue to next stage? Yes				



<sup>&</sup>lt;sup>47</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>48</sup>.

Relationship to Settlement					
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located on the south eastern edge of Toddington and is well related to the village. It is considered that the site could form a logical extension to Toddington.		
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 needs<sup>49</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure of the

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

Availe	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	There are no legal or ownership problems.		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning permission		

<sup>&</sup>lt;sup>48</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>&</sup>lt;sup>49</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>50</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

STAG	STAGE 1E ASSESSMENT				
This s	ection records the findings of the Strategic Green Belt F	Review a	nd also provides a preliminary		
	ning of sites to determine whether they may be capable				
	nstances. Any site in the Green Belt that is determined				
asses	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the		
Plan.					
Greer	nbelt				
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	Yes	Part of the site is identified as a		
	within one of the parcels which have been identified		parcel with a relatively weak		
	in the Central Bedfordshire and Luton Green Belt		contribution. (portion of NLP152 is		
	Study as making only a relatively weak, weak, or no		considered a to make a weak		
	contribution? If yes, site progresses through to Stage		contribution)		
	2.		,		
15a	Does the site have all of the following merits that	No	The site does not have any of the		
	may outweigh the harm to the Green Belt and which		listed merits that may outweigh		
	may contribute to identification of exceptional		harm to the Green Belt.		
	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				
454	suitability.*		No. dueft Te delinerte a		
15b	Sites which have support from the local community	N/A	No draft Toddington		
	as demonstrated through an allocation in an adopted		Neighbourhood Plan with		
	or draft Neighbourhood Plan (that has been subject		allocations at this stage.		
	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>51</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	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

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

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	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	nunity		
17	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in
	designated areas)	140	early stages.
	Is the site identified as a housing allocation in an		carry stages.
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No 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	The site would not impact on the
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		·
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	Ilative Impact		
20	Considering housing completions over the past 10	G	Homes 2006: 1906
	years, what has been the level of housing growth in		Homes 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 2.83% increase
	<ul> <li>5% to 20% growth (A)</li> </ul>		in housing in Toddington.
	<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		
04	census and completions data).		
21	What level of housing growth would there be if all the	G	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 5 dwellings, an 0.26% increase.
	be completed?		0.20% increase.
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> <li>This is calculated by working out the total number of</li> </ul>		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	There are no physical constraints.
	features that affect the site's developability?	-	
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement		·
23	Would development of the site be complementary to	G	The site would be complementary
	the existing settlement pattern, and would it have an		to the existing settlement pattern.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	А	Grade 3
	agricultural land?		
	agriculturarianu?		
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		

STAC	GE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		ed 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 sr	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	In settlement
254	• Yes, in the settlement (G)	G	in settement
	<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	A	Adjoining 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> </ul>		
05.4	Other catchment school available (A)	0	
25d	Does the settlement have a GPs surgery or medical centre?	G	In settlement
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	A	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	А	781m from a bus stop
	least hourly at peak times):		
	• Less than 400m (G)		
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
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> </ul>		1

• Over 1200m (R)         Elighton Road           320         Is the site accessible from the existing road network?         G         Leighton Road           300         Do the local schools have capacity at all tiers?         R         Lower school site too small to accommodate further expansion land or new site may be required this?           31         If not, has a commitment been made to address this?         R         Provision will need to be provide this?           Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)         R/A/G         Water utilities companies have a statutory duty to supply water an waste water infrastructure to new development sites and a lack of available capacity does not prevint infrastructure upgrades required will depend on the quantum and location of growth failing within each catchment area. Whilst the Stage 1 Water Cycle Study (AP) to supply water an allocation in the Quantum and location of growth failing within each catchment area. Whilst the Stage 1 Water Cycle Study (AP) to supply water an allocation in the Quantum and location of growth failing within each catchment area. Whilst the Stage 1 Water Cycle Study (AP) to supprade the quantum and location of growth failing within each catchment area. Whilst the Stage 1 Water Cycle Study (AP) to supprade the quantum and locations, in regards to flood itsk?           33         What is the conclusion of the sequential approach to site allocations, in regards to flood itsk?         Site is at limited risk of surface water flooding, assessment is unlikely to be required           34         Contamination constraints on site and will there be any contamination constraints on si		000m 1000m (A)		
29       Is the site accessible from the existing road network?       G       Leighton Road         30       Do the local schools have capacity at all tiers?       R       Lower school site too small to accommodate further expansion land or new site may be required         31       If not, has a commitment been made to address this?       R       Provision will need to be provide the provide languing the second state 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 statulory duty to supply water an waste water infrastructure to new 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 (Apri 2017) identifies the current capa of existing water infrastructure, as Stage 2 study will be prepared to site allocations, in regards to flood risk?         33       What is the conclusion of the sequential approach to site allocations, in regards to flood risk?       G       Site is at limited risk of surface water fooding, assessment is unlikely to be required         34       Containination Are there any contamination constraints on site and smill)       R/A/G       Awaiting comments         35       Adjoining uses induction is equired?       R/A/G       Awaiting comments         35       Adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)       A       elevated increasingly exposed to souther / eastern s		• 800m-1200m (A)		
School Capacity       Image: Construction of the sequencing of	20		<u> </u>	Leighten Deed
30       Do the local schools have capacity at all tiers?       R       Lower school site too small to accommodate further expansion land or new site may be required         31       If not, has a commitment been made to address this?       R       Provision will need to be provide         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 an waste water infrastructure to regulation development. Any infrastructure log each schement and location of growth falling within each catchment area. Whilst the stage 1 Water Cycle Study (Apr 2017) identifies the current capa of existing water infrastructure. It east the current capa of existing water infrastructure.         33       What is the conclusion of the sequential approach to is te allocations, in regards to flood risk?       Site is at limited risk of surface water fooding, assessment is unlikely to be required (G)         34       Contamination Are there any contamination constraints on site and will there be any remediation required (R)       Site is at limited risk of surface water flooding, assessment is unlikely to be required         35       Alogining uses flood exerctor any design and splore any direct or subtrace and small)       R/A/G       Awaiting comments         36       Landscape character       A       Site is at limited risk of surface water flooding, assessment is unlikely to be required?         37       What is the conclusion of the sequential to caus conflict with the proposed serequired?       R/A/G <t< th=""><th></th><th></th><th>G</th><th></th></t<>			G	
31       If not, has a commitment been made to address this?       R       Provision will need to be provide this?         Water Uillities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)       Water Uillities (companies have a statutory duty to supply water an waste water infrastructure for waste water and potable water?       RA/G       Water Uillities companies have a statutory duty to supply water an waste water infrastructure to new waste water infrastructure to new waste and a lack of available capacity does not prew 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 (Apri 2017) identifies the current capa of existing water and iming of any upgrades required.         33       What is the conclusion of the sequential approach to site allocations, in regards to flood risk?       Site is at limited risk of surface water flooding, assessment is unlikely to be required.         34       Consider Further Assessment Required (R)       R/A/G       Awaiting comments         35       Adjoining uses (for example; noise and smell)       R/A/G       Awaiting comments         36       Landscape character       What would the impacts of development be on the lackapt or any designated landscape size of any designated landscape size of any designated landscape size of prevent and identify the nature and timing of any upgrades required.         33       What is the conclusion of the sequential approach to is the and allocation in the Local Plan and identify the nature and timing of any upgrades required.       R/A/G			R	accommodate further expansion –
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at later stage)       32         Is there the capacity to provide all required infrastructure for waste water and potable water?       R/AG       Water utilities companies have a statutory duty to supply water an waste water infrastructure to new development sites and a lack of available capacity does not prev future development. Any infrastructure uggrades required will depend on the guantum and location of growth failing within each catchment area. Whilst the Stage 1 Water Cycle Study (Apri 2017) identifies the current capa of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortisted for allocation in the Local Plan and identify the nature and timing of any uggrades required.         Jamin and Biocations, in regards to flood risk?       Stage 1 Water and timing of any uggrades required.         Jamin and will there be any contamination constraints on site and will there be any contamination constraints on site and scacep character       R/A/G       Awaiting comments         5       Adjoining uses have have b	31		R	Provision will need to be provided.
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 an waste water infrastructure to new development sites and a lack of available capacity does not previture development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whils the Stage 1 Water Cycle Study (Apri 2017) identifies the current capa of existing water infrastructure, as Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocations, in regards to flood risk?         33       What is the conclusion of the sequential approach to site allocations, in regards to flood risk?       G       Site is at limited risk of surface water flooding, assessment is unlikely to be required.         34       Consider Further Assessment (A) = Further Assessment Required (R)       F       F         35       Adjoining uses       Read (Ar Are there any contamination constraints on site and will there be any remediation required?       R/A/G       Awaiting comments         36       Landscape character       R/A/G       Awaiting comments       A       elevated increasingly exposed to souther / eastern site boundarie         35       Adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)       R/A/G       Awaiting comments         36       Landscape character       May at the rea or any designated landscapes? Would there hee any direct or indirect harm to the Area of Outstanding Natura	Wate		ture will	be assessed at a later stage)
Drainage and Flooding (All sites subject to Sequential Test)allocation in the Local Plan and identify the nature and timing of any upgrades required.33What is the conclusion of the sequential approach to site allocations, in regards to flood risk?GSite is at limited risk of surface water flooding, assessment is unlikely to be required34Consider Further Assessment (A) • Further Assessment Required (R)R/A/GAwaiting comments34Contamination Are there any contamination constraints on site and will there be any remediation required?R/A/GAwaiting comments35Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)R/A/GAwaiting comments36Landscape character Vhat 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?ASite has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.37Hertage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?ASite has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.		Is there the capacity to provide all required		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
<ul> <li>What is the conclusion of the sequential approach to 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>Environmental Health         <ul> <li>Contamination</li> <li>Are there any contamination constraints on site and will there be any remediation required?</li> </ul> <ul> <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> <li>Environmental 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 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>Furitage/ Archaeology</li> <li>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</li>				allocation in the Local Plan and identify the nature and timing of
site allocations, in regards to flood risk?water flooding, assessment is unlikely to be required• No assessment required (G)• Consider Further Assessment (A)• Further Assessment (A)• Further Assessment Required (R)• ContaminationR/A/G34Contamination Are there any contamination constraints on site and will there be any remediation required?R/A/GAwaiting comments35Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)R/A/GAwaiting comments56Landscape 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?ASite has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.37Heritage Archaeology Are there any opportunities for enhancement of these assets?ASite has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.			est)	
34Contamination Are there any contamination constraints on site and will there be any remediation required?R/A/GAwaiting comments35Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)R/A/GAwaiting comments36Landscape 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?Aelevated increasingly exposed to southern / eastern site boundarie37Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?ASite has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.		<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>	G	water flooding, assessment is
Are there any contamination constraints on site and will there be any remediation required?Are there any remediation required?35Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)R/A/GAwaiting comments36Landscape 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?Aelevated increasingly exposed to southern / eastern site boundarie37Heritage/Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?ASite has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.				
<ul> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</li> <li>Environmental 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 designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</li> <li>Heritage/ Archaeology</li> <li>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</li> </ul>	34	Are there any contamination constraints on site and	R/A/G	Awaiting comments
<ul> <li>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?</li> <li>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?</li> <li>A elevated increasingly exposed to southern / eastern site boundaries southern / eastern site boundaries but this would not prevent allocation providing appropriate mitigation is undertaken.</li> </ul>		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
<ul> <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> <li>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?</li> </ul>				
What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?but this would not prevent allocation providing appropriate mitigation is undertaken.		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?		elevated increasingly exposed to southern / eastern site boundaries.
38         Ecological Assets         R         Scrubby rough grass with orchar		What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?		allocation providing appropriate mitigation is undertaken.
	38	Ecological Assets	R	Scrubby rough grass with orchard

	What would the impacts of development be on any		(HPI), mixed habitat cannot
	biological, geological or ecological assets and are		demonstrate biodiversity net gain
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	А	Current habitats would need to be
	Are there any potential conflicts with open space,		retained, with existing woodland
	leisure designations or Rights of Way? Is there		retained / enhanced / buffered /
	capacity to provide the required levels of open space		extended.
	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?		
Planr	ning History		
41	What is the sites planning history? (For example		No relevant planning history
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

A portion of the site is considered appropriate for further assessment.

- Although there are no primary constraints to development on the site, there are concerns regarding ecological and landscape issues. Any development here would require substantial mitigation to compensate for the landscape concerns and ecological losses.
- The site is located on the green belt, however, a portion of the site (parcel NLP152) is located on land considered to contributes weakly to the green belt objectives.
- Although Toddington is considered a sustainable village in terms of its facilities and services, any further development would require contributions to education provision.

Due to the above landscape and ecological issues and the fact that the site is located on the green belt, only a portion of the site is considered appropriate for further assessment.

### **STAGE 3 : ACHIEVABILITY**

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

Viabi	lity		
43	<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	evability		
44	Are there any market factors which would affect deliverability?		Site part owned by a developer. The Council's Residential Development Viability Report (Feb

45 When can the scheme realistically commence	2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements, It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 0 to 5 years
<ul> <li>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>	
<b>46</b> 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

 ${}^{\rm Page}68$ 

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>52</sup>

Site details	
Reference Number	NLP184
Site Name	Middle Lakes
Site Address	Middle Lakes, Russell Road
Settlement	Toddington
Size	Submitted Developable Area: 2.83ha
	Submitted Whole Site Area: 2.83ha
	Measured GIS Area:2.83ha
Proposed Use	Residential
Any other	Same as ALP086
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.					
Provisional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 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: 63 Number of proposed dwellings as per CBC methodology: 50		
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 in 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	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	Not within nationally significant designation		
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>52</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>53</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 is located to the south of Toddington and it adjoins the settlement. As such it would form a logical extension to the village of Toddington.		
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	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>54</sup> .				
Critical Infrastructure					
8	Can the site meet the critical infrastructure A	Further information required.			
	requirements that will enable delivery <sup>55</sup> ?				
Does	the site continue to next stage?	Yes			

#### STAGE 1D ASSESSMENT

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

Availability

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

<sup>&</sup>lt;sup>53</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\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a> )

<sup>&</sup>lt;sup>54</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>55</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?

Yes

STAGE 1E ASSESSMENT						
This section records the findings of the Strategic Green Belt Review and also provides a preliminary						
	screening of sites to determine whether they 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.						
Greer						
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	Yes	The site has been identified as			
	within one of the parcels which have been identified		contributing a relatively weak			
	in the Central Bedfordshire and Luton Green Belt		contribution.			
	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	The site does not have any of the			
	may outweigh the harm to the Green Belt and which		listed merits that may outweigh			
	may contribute to identification of exceptional		harm to the Green Belt.			
	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	N/A	No draft Toddington			
	as demonstrated through an allocation in an adopted		Neighbourhood Plan with			
	or draft Neighbourhood Plan (that has been subject		allocations at this stage.			
	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>56</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	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

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

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	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in
••	designated areas)	110	early stages.
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No 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	The site would not impact on the
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	ulative Impact	-	
20	Considering housing completions over the past 10	G	Homes 2006: 1906
	years, what has been the level of housing growth in		Homes 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 2.83% increase
	<ul> <li>5% to 20% growth (A)</li> </ul>		in housing in Toddington.
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 5 dwellings, an
	be completed?		0.26% increase.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	A	There are no physical constraints
<u> </u>	features that affect the site's developability?		however; there is no access to the
	For example pylons, gas works, sewage treatment		main roads.
	works, topography or wind turbines.		1110003.
Relati	ionship to Settlement		
		A	The site would be complementary
23	Would development of the site he complementary to		i i i o die wedie be complementally
23	Would development of the site be complementary to the existing settlement pattern, and would it have an		to the existing settlement pattern
23	the existing settlement pattern, and would it have an		to the existing settlement pattern, however in order to gain access to
23	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive		however in order to gain access to
23	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		however in order to gain access to the main roads it would need to be
23	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive		however in order to gain access to the main roads it would need to be developed in conjunction with an
	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?		however in order to gain access to the main roads it would need to be
Agric	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? ultural Land Quality		however in order to gain access to the main roads it would need to be developed in conjunction with an adjoining site.
	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? <b>ultural Land Quality</b> Would the development impact on high quality	A	however in order to gain access to the main roads it would need to be developed in conjunction with an
Agric	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? ultural Land Quality		however in order to gain access to the main roads it would need to be developed in conjunction with an adjoining site.

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	stage further assesses the site's suitability using comme uestion does not mean that the site will be automatically		
	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.		
_	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 settlement (P)</li> </ul>		
25b	settlement (R) Does the settlement have a Middle school (if	G	In settlement
-90	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	Α	Adjoining 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> </ul>		*
	<ul> <li>Other catchment school available (A)</li> </ul>		
25d	Does the settlement have a GPs surgery or medical	G	In settlement
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>		
26	What retail provision does the settlement offer?	A	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	А	781m from a bus stop
	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>		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	Over 1200m
	<ul> <li>Less than 800m (G)</li> </ul>		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		

29	Is the site accessible from the existing road network?	R	No
	ol Capacity	Γ	
30	Do the local schools have capacity at all tiers?	R	Lower school site too small to
30	Do the local schools have capacity at all tiers?	N	accommodate further expansion –
			•
31	If not, has a commitment been made to address	R	land or new site may be required.
31		ĸ	Provision will need to be provided.
Mata	this?		
	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
Dusia		- 1)	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> onmental Health	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
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
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?	A	must enhance settlement edge linked to existing planting structures / GI
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 archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are	A	Existing grassland, retain and buffer hedgerows, potential impact on bats in hedgerows.

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	there any opportunities for their enhancement?		
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	Current habitats would need to be retained, with adjacent woodland buffered / extended. ROW to south, would need to be designed to complement and enhance.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
Does	the site continue to next stage?		Yes

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is considered appropriate for further assessment.

- There are no primary constraints to development on the site.
- There are concerns regarding access from the site off Russell Road, an existing residential road and whether this will have impacts on the amenity of the residents along Russell Road.
- The site is located on the green belt, however, it is located on a site considered to contributes weakly to the green belt objectives.
- Although Toddington is considered a sustainable village in terms of its facilities and services, any further development would require contributions to education provision.

### **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	liability				
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	evability				
44	Are there any market factors which would affect deliverability?		Site owned by a developer. 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		

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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
46	Outside Plan Period What is the indicative build out time of the site? the site pass this stage?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after. 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>57</sup>

Site details	
Reference Number	NLP294
Site Name	Land lying to the east of Luton Road
Site Address	Land lying to the east of Luton Road
Settlement	Toddington
Size	Submitted Developable Area: 0.9ha
	Submitted Whole Site Area: 1ha
	Measured GIS Area:0.44ha
Proposed Use	Residential
Any other	Site also forms part of NLP138
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 s	his 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 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: 12 Number of proposed dwellings as per CBC methodology: 11		
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 in 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	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation		
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? Yes				

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<sup>&</sup>lt;sup>57</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This s insuffi	<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		
	le 1,500 homes or more <sup>58</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?	G	The site is located on the eastern side of Luton Road, separated from the main settlement by the recreation ground. The is relatively well related to the surrounding 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	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 needs <sup>59</sup> .			
	Critical Infrastructure			
	8	Can the site meet the critical infrastructure	А	Further information required.
		requirements that will enable delivery <sup>60</sup> ?		
	Does the site continue to next stage? Yes			
_				

**STAGE 1D ASSESSMENT** 

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

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

<sup>&</sup>lt;sup>58</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>59</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>59</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>60</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

#### **STAGE 1E ASSESSMENT** This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt 13 Site within Green Belt Is the site located within the Green Belt? Yes 14 If answer to question 13 is yes, then does the site lie No The site does not lie within one of within one of the parcels which have been identified the parcels. 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 The site does not have any of the may outweigh the harm to the Green Belt and which listed merits that may outweigh may contribute to identification of exceptional harm to the Green Belt. 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 N/A No draft Toddington as demonstrated through an allocation in an adopted Neighbourhood Plan with or draft Neighbourhood Plan (that has been subject allocations at this stage. 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>61</sup> Does the site continue to next stage? No

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

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

Site details	
Reference Number	NLP348
Site Name	Fairview Farm
Site Address	Fairview Farm Toddington
Settlement	Toddington
Size	Submitted Developable Area: 6.3ha
	Submitted Whole Site Area: 30ha
	Measured GIS Area: 14.57ha
Proposed Use	Residential
Any other	See ALP189
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 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: 100 Number of proposed dwellings as per CBC methodology: 113		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Floodzone 2 or 3.		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding		
	nally significant designations (All sites which reach S	tage 2 b			
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 the AONB		
Does	the site continue to next stage?		Yes		

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<sup>&</sup>lt;sup>62</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>63</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 is located adjacent to the settlement envelope of Toddington and if development was concentrated along the built-up edge and the remainder of the site to the south west remain undeveloped the development would be a logical extension to Toddington.	
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	

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>64</sup> .         Critical Infrastructure         8       Can the site meet the critical infrastructure A requirements that will enable delivery <sup>65</sup> ?       A Further information required.         Does the site continue to next stage?       Yes	STAG	SE 1C ASSESSMENT				
8 Can the site meet the critical infrastructure A Further information required. requirements that will enable delivery <sup>65</sup> ?	This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>64</sup> .				
requirements that will enable delivery <sup>65</sup> ?	Critic	al Infrastructure				
	8		А	Further information required.		
Does the site continue to next stage? Yes		requirements that will enable delivery <sup>65</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

Availa	Availability			
9	What is the existing use of the site?	G	The site is a greenfield site.	
	Would the existing use limit the development			
	potential?			
10	Is the land controlled by a developer or land owner	<u>GR</u>	A landowner of this site has	
	who has expressed an intention to develop the site?		contacted the Council and	
			confirmed that they do not wish to	
			develop the site for housing.All	
			landowners are intent on	

<sup>&</sup>lt;sup>63</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>64</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>64</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>65</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

			developing the site.
11	Are there any legal or ownership problems that could	G	No legal or ownership problems
	delay or prevent development?		that could delay or prevent
	If Yes, then can these be issues be realistically		development.
	overcome?		
12	Does the site already have planning permission for	G	No planning permission for the
	the proposed use? If yes, then score as Red	-	proposed use.
	because it's not eligible for allocation.		
Does	the site continue to next stage?		<del>Yes</del> No
-	<u> </u>		
STAG	E 1E ASSESSMENT		
This s	ection records the findings of the Strategic Green Belt F	Review a	nd also provides a preliminary
scree	ning of sites to determine whether they may be capable	of demo	nstrating Exceptional
Circur	nstances. Any site in the Green Belt that is determined	<del>as suitab</del>	le based on the high level SHLAA
asses	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the
Plan.			
Green	nbelt		
<del>13</del>	Is the site located within the Green Belt?	Yes	Site located within the green belt
<b>14</b>	If answer to question 13 is yes, then does the site lie	No	Site not on an identified parcel.
	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.		
<del>15a</del>	Does the site have all of the following merits that	Yes	The site meets the three listed
	may outweigh the harm to the Green Belt and which		<del>criteria.</del>
	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		
	suitability.*		
<del>15b</del>	Sites which have support from the local community	N/A	No draft Toddington
	as demonstrated through an allocation in an adopted		Neighbourhood Plan with
	or draft Neighbourhood Plan (that has been subject		allocations at this stage.
	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		
	2.66		
Does	the site continue to next stage?		Yes

## STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

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<sup>&</sup>lt;sup>66</sup>-Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	SE 2 ASSESSMENT		
	stage further assesses the site's suitability using detailed		
	ion does not mean that the site will be automatically exc		this stage as the ratings across
	2A will be looked at as a whole using planning balance	<del>.</del>	
2revi	ously Developed Land		
<del>16</del>	Is the site Previously Developed Land in accordance	R	Site greenfield
	with the NPPF definition?		
	● 76% - 100% (G)		
	• <u>26 - 75% (A)</u>		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	munity		
<u>17</u>	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in
	designated areas)		early stages.
			cany stages.
	Is the site identified as a housing allocation in an		
40	emerging Neighbourhood Plan?		
<del>18</del>	Community Consultation	No	No community consultation
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
<del>19</del>	Sustainability of Settlement	No	The proposal would not impact on
	Would this proposal impact on the sustainability of		the sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
<del>20</del>	Considering housing completions over the past 10	G	Homes in 2006: 1906
	years, what has been the level of housing growth in		Homes in 2016: 1960
	the parish?		
	Less than 5% growth (G)		2.83% increase in new homes.
	<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		G	Outstanding normissions increase
<del>21</del>	What level of housing growth would there be if all the	Ð	Outstanding permissions increase
	outstanding permissions (as of April 2016) were to		<del>by 0.26%</del>
	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	ical Constraints		
22	Are there any physical constraints or permanent	A	As a whole the site has limited
	features that affect the site's developability?		physical constraints however the
	For example pylons, gas works, sewage treatment		southern and south western
	works, topography or wind turbines.		portions of the site do slope, which
			has the potential to affect
			developability.
			developublity.
Rolat	ionship to Settlement		

		1	
	the existing settlement pattern, and would it have an		settlement envelope southwards
	adverse impact on any historic, unique or distinctive		away from the village centre.
	characteristics of the settlement's built or natural		
	form?		
	cultural Land Quality	T	1
<del>2</del> 4	Would the development impact on high quality	R	Grade 3
	agricultural land?		
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	50% of more in Grade 3b, 4 or 5 (A)		
	50% or more in Grade 1, 2 or 3a (R)		
STAC	SE 2 ASSESSMENT		
This a	stage further assesses the site's suitability using comme	onts from	technical specialists. A red rating for
anv a	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		
20	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
l.	Council's Settlement Hierarchy Audit.		te for fieldering. It mille te the
	Counter S Cettlement Hierarchy Addit.		
	Issues relating to capacity are assessed separately		
<del>25a</del>	Does the settlement have a Primary/Lower school?	G	Yes in settlement
200	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)		
<del>25b</del>	Does the settlement have a Middle school (if	G	Yes 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)		
<del>25c</del>	Does the settlement have a Secondary/ Upper	A	Adjoining settlement (Harlington)
	school?		
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
<del>25d</del>	Does the settlement have a GPs surgery or medical	G	Yes in settlement
200	centre?	4	
	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)		
<del>26</del>	What retail provision does the settlement offer?	A	Convenience Store, post office and
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		newsagent
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
<del>27</del>	Distance to bus stops with a frequent service (at	G	371m
	least hourly at peak times):	Ŭ	
	<ul> <li>Less than 400m (G)</li> </ul>		
	<ul> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> </ul>		

1	0 000 (D)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)		
<del>28</del>	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)		
<del>29</del>	Is the site accessible from the existing road network?	G	<del>Ves</del>
_	pol Capacity	Ū	,
<del>30</del>	Do the local schools have capacity at all tiers?	A	New lower and middle school may
		~	be required
31	If not, has a commitment been made to address	A	New lower and middle school may
91	this?	*	
Mate		4	be required
	er Utilities (Gas, Electricity and Broadband Infrastruc		
<del>32</del>	Is there the capacity to provide all required	<del>R/A/G</del>	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
	nage and Flooding (All sites subject to Sequential Te		any upgrades required.
	<u>1200 200 FIOODING LAILSITES SUDJECT TO Seduential Le</u>		
		1	
<del>33</del>	What is the conclusion of the sequential approach to	A	OW present, JFlow modelling
<del>33</del>	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	1	OW present, JFlow modelling required to confirm flood risk
<del>33</del>	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	1	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	1	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	1	
	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	1	
	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	1	required to confirm flood risk
Envir	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 Contamination	A	
Envir	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	A	required to confirm flood risk
Envir 34	<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> ronmental Health Contamination Are there any contamination constraints on site and will there be any remediation required?	A R/A/G	required to confirm flood risk
Envir	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 Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses	A	required to confirm flood risk
Envir 34	<ul> <li>What is the conclusion of the sequential approach to 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>Further Assessment required (R)</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</li> </ul>	A R/A/G	required to confirm flood risk
Envir 34	<ul> <li>What is the conclusion of the sequential approach to 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>ronmental 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</li> <li>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;</li> </ul>	A R/A/G	required to confirm flood risk
Envir 34 35	<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> ronmental 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)	A R/A/G	required to confirm flood risk
Envir 34 35 Envir	<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> ronmental 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) ronmental Constraints	A R/A/G R/A/G	required to confirm flood risk         Awaiting comments         Awaiting comments
Envir 34 35	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         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)         ronmental Constraints         Landscape character	A R/A/G	required to confirm flood risk         Awaiting comments         Awaiting comments         elevated exposed site,
Envir 34 35 Envir	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         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)         ronmental Constraints         Landscape character         What would the impacts of development be on the	A R/A/G R/A/G	required to confirm flood risk         Awaiting comments         Awaiting comments         Awaiting comments         elevated exposed site, development must enhance
Envir 34 35 Envir	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)         • Further Assessment Required (R)       Formental 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)         ronmental Constraints       Landscape character         What would the impacts of development be on the landscape character or setting of the area or any	A R/A/G R/A/G	required to confirm flood risk         Awaiting comments         Awaiting comments         Awaiting comments         elevated exposed site, development must enhance existing settlement envelope &
Envir 34 35 Envir	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)         • Further Assessment Required (R)       Formental 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)         ronmental 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 R/A/G R/A/G	required to confirm flood risk         Awaiting comments         Awaiting comments         Awaiting comments         elevated exposed site, development must enhance existing settlement envelope & provide substantial landscape
Envir 34 35 Envir	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)         • Further Assessment Required (R)       Formental 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)         ronmental Constraints       Landscape character         What would the impacts of development be on the landscape character or setting of the area or any	A R/A/G R/A/G	required to confirm flood risk         Awaiting comments         Awaiting comments         Awaiting comments         elevated exposed site, development must enhance existing settlement envelope &
Envir 34 35 Envir	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)         • Further Assessment Required (R)       Formental 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)         ronmental 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 R/A/G R/A/G	required to confirm flood risk         Awaiting comments         Awaiting comments         Awaiting comments         elevated exposed site, development must enhance existing settlement envelope & provide substantial landscape

	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?		archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Dropshot Marsh SSSI on s.boundary but good buffering shown on preliminary proposal , potential farmland species impact, good opportunities for enhancement.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R/A/	Extensive ROW network around and across site. Would need to be enhanced / set within green corridors. Site includes existing allotments, would need to be retained, and development designed to relate positively to this existing asset. Existing woodland including SSSI on southern boundary, would need protecting, enhancing extending and buffering. Loss of The Glebe Small Amenity Space, The Glebe Sports Field, Dunstable Road Allotments and partial loss of Dropshort Marsh.
Mino	erals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planı 41	what is the sites planning history? (For example planning applications and submissions to previous)		No history
Deee	Allocations Plans) the site continue to next stage?		Yes
DUCS	s the site continue to next stage?		1 <del>05</del>
<u>Is the</u> On b its in ∙	CE 2 ASSESSMENT CONCLUSION a site suitable for the proposed development? alance the whole site is not considered appropriate appact on landscape, site size and scale a portion wo The site is located in the south of Toddington and The site is located in the south of Toddington and The site is in an elevated position, which would ex- The site is large in scale in relation to the village a adversely impact upon the character and pattern of constrained due to the Green Belt, in Toddington. uch a portion of the site will be considered further.	uld be c would kpose th and its s of devel	considered more acceptable. extend the settlement southwards. his site in landscape terms. ize together with location would
This ( A site type (	GE 3 : ACHIEVABILITY section assesses whether the site is Achievable in line v a is considered achievable for development where there of development will be developed on the site at a particu ament about the economic viability of the site, and the ca	is a reas Ilar point	sonable prospect that the particular

<b>Viabil</b>	ity		
43 Achie 44	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?         • High (G) Benchmark land value comfortably exceeded by likely residual value         • Low (A) Marginal viability, with likely residual land value close to benchmark land value         • Very Low (R) Likely residual value well below benchmark land value         • Very Low (R) Likely residual value         • Very Low (R) Likely residual value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
	deliverability?		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 viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
4 <del>5</del>	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years		<del>0 to 5 years</del>
	• 11 to 15 years		

	<ul> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul>	
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does	the site pass this stage?	Yes

### **SUMMARY**

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

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

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

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## Site Assessment Framework for HOUSING<sup>67</sup>

Site details	
Reference Number	NLP378
Site Name	Land at Leighton Road
Site Address	Land at Leighton Road
Settlement	Toddington
Size	Submitted Developable Area:
	Submitted Whole Site Area:
	Measured GIS Area: 9.3ha
Proposed Use	Residential
Any other	See NLP405
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.

CT V	SE 1A ASSESSMENT		
		ll or oonf	list with notional policy designations
	stage of the assessment rules out sites that are too sma		lict with hational policy designations.
	sional Site Capacity	NL	Noveland framework described
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 %		150-200
	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>		167
	<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	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 within flood zone 2 or 3
	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		
4	Is more than 50% of the site covered by nationally	No	Not more than 50% of the site is
	significant designations? These are: Sites of Special		covered by nationally significant
	Scientific Interest, National Nature Reserves,		designations.
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	Site not within AONB
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

<sup>&</sup>lt;sup>67</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>68</sup>.

<ul> <li>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?</li> <li>7 Does the site cause coalescence between an existing village or town and another 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</li> </ul>	Relat	ionship to Settlement		
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	6	contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways)	G	The site forms a logical extension to Toddington in the south.
be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	7	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	G	No coalescence
Does the site continue to next stage? Yes	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>69</sup>. Critical Infrastructure 8 Can the site meet the critical infrastructure G The site is able to provide critical infrastructure as indicated by the

0	requirements that will enable delivery <sup>70</sup> ?	0	infrastructure as indicated by the form.
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	Greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	Land is multiple ownership and not all owners are on board.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Land is multiple ownership and not all owners are on board.
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>68</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\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a> )

<sup>&</sup>lt;sup>69</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>70</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

This so screer Circun	<b>E 1E ASSESSMENT</b> 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 Circu	of demo as suitab	nstrating Exceptional le based on the high level SHLAA
Plan.		unistance	
Green	belt		
13	Is the site located within the Green Belt?	Yes	Site is within the green belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Part of the site falls within a parcel of land identified with a weak contribution.
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>	Yes N/A	The site meets the three criteria listed.
	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>71</sup>		Neighbourhood Plan with allocation at this stage.
Does t	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.

<b>FIEVI</b>	ously Developed Land			
16	Is the site Previously Developed Land in accordance	R	The site is greenfield	
	with the NPPF definition?		-	~

<sup>&</sup>lt;sup>71</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)		
	nunity		
17	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan is
	designated areas)		early stage.
	Is the site identified as a housing allocation in an		
40	emerging Neighbourhood Plan?	NI-	
18	Community Consultation	No	No 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	The proposal will not impact on the
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	Ilative Impact	-	
20	Considering housing completions over the past 10	G	Homes in 2006: 1906
	years, what has been the level of housing growth in		Homes in 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 2.83% increase
	<ul> <li>5% to 20% growth (A)</li> </ul>		in homes.
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Outstanding permissions will
	outstanding permissions (as of April 2016) were to		increase the level of housing
	be completed?		growth by an additional 0.26%
	<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).		
	cal Constraints		
22	Are there any physical constraints or permanent	А	Topography - The site slopes down
	features that affect the site's developability?		eastwards.
	For example pylons, gas works, sewage treatment		
_	works, topography or wind turbines.		
1	ionship to Settlement		
23	Would development of the site be complementary to	G	There are no adverse impacts on
	the existing settlement pattern, and would it have an		the settlement character or pattern.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
_	ultural Land Quality	-	
24	Would the development impact on high quality	А	Grade 3
	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>		

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	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		ed at this stage as the ratings across
	2B will be looked at as a whole using planning balance		
	sport and Access to Services Facilities and services		
25	Question 26 considers the suitability and sustainability	of the ci	to for housing. It links to the
	Council's Settlement Hierarchy Audit.		te for housing. It links to the
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes in settlement
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	Yes in settlement
	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> <li>Other established evolution (A)</li> </ul>		
25c	Other catchment school available (A) Does the settlement have a Secondary/ Upper	А	Adjoining settlement (Harlington)
230	school?	~	Adjoining settlement (nanington)
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	G	Yes in settlement
	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>		
20	settlement (R)	^	Convenience Store next office and
26	What retail provision does the settlement offer?	А	Convenience Store, post office and
	Town Centre/ Supermarket (G)     Convenience Stars / Dest Office / Neurogent		newsagent
	<ul> <li>Convenience Store / Post Office / Newsagent (A)</li> </ul>		
	<ul> <li>None (R)</li> </ul>		
27	Distance to bus stops with a frequent service (at	A	774m
	least hourly at peak times):		
	• Less than 400m (G)		
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	Over 1200m
	<ul> <li>Less than 800m (G)</li> </ul>		
	<ul> <li>800m-1200m (A)</li> </ul>		
	<ul> <li>Over 1200m (R)</li> </ul>		

29	In the site appagaible from the existing read notwork?	G	Leighten Read
	Is the site accessible from the existing road network? ol Capacity	G	Leighton Road
30	Do the local schools have capacity at all tiers?	A	Lower school expansion likely to be
50		~	required.
31	If not, has a commitment been made to address	A	Lower school expansion likely to be
0.	this?	~	required.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
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
Drain	age and Flooding (All sites subject to Sequential Te	est)	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	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	<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>	0	water flooding, assessment is unlikely to be required
Envir	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	Road Traffic Noise
		•	Elevated averaged site Area
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Elevated, exposed site. Any development must compliment existing settlement envelope.
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	Arch - Site includes the location of an Anglo-Saxon cemetery but this would not prevent allocation providing appropriate mitigation is 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	Within 250m SSSI, lots of ecological corridors / semi-natural habitat. Impacts on farmland species.

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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 parish GI plan.
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	hing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		There has been no planning history for this site.
Does	the site continue to next stage?		Yes

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

A portion of the site is considered appropriate for further assessment.

- The site is located to the south-west of Toddington and it is considered that the site would form a logical extension to the village and would not have an adverse impact on the settlement pattern.
- The site is located in the green belt but part of the site has been identified as having a weak contribution to the green belt objectives. The site can provide in excess of 100 dwellings and there is a railway station in the adjoining settlement of Harlington.
- The site is in an elevated and exposed position and thus would need to have regard to the impact on the landscape.
- The location of a nearby SSSI would also need to be considered in any development. As such it is considered that development should be limited to the western side of the site and adjoin the existing settlement pattern.
- There has been limited housing growth in Toddington over the last 10 years, mainly due to the green belt boundary surrounding the village.
- There are local facilities and services in Toddington that could serve the development.

### **STAGE 3 : ACHIEVABILITY**

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

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

	<ul> <li>Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</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 successful areas but also significant infrastructure projects within the pipeline including: East-West Raii; 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 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.</li> </ul>
Achievability	
44 Are there any market factors which would affect deliverability?	Although part of the site is under developer control, not all the landowners have signed up to the development. This may cause a delay in when the site could be delivered. The Council's Residential Development Viability Report (Feb 2017) is based upon residential

45 When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	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. Deliverable - Site could commence development in 2019/20. 0 to 5 years
46 What is the indicative build out time of the site?	50 dwellings per year. Commence 2019/20 to be completed 2022/23. 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

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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>72</sup>

Site details	
Reference Number	NLP405
Site Name	Land east of Leighton Road
Site Address	Land east of Leighton Road
Settlement	Toddington
Size	Submitted Developable Area: 6.5ha
	Submitted Whole Site Area: 6.5ha
	Measured GIS Area: 6.5ha
Proposed Use	Residential
Any other	See NLP378
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: 150 Number of proposed dwellings as per CBC methodology: 117		
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 within flood zone 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		
	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	Not more than 50% of the site is covered by nationally significant designations.		
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		

<sup>&</sup>lt;sup>72</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>73</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 does form an extension to Toddington as part of the site as it adjoins the settlement boundary. Half the site is separated from the settlement due to the site size. If the whole site adjoined the settlement boundary of Toddington it would form a more logical extension (see NLP378).
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	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>74</sup> .			
Critical In	ifrastructure			
	n the site meet the <b>critical infrastructure</b> puirements that will enable delivery <sup>75</sup> ?	A	Form states that no infrastructure investment required for the proposed development as all utility services are available and access to the site is off Leighton Road.	
Does the site continue to next stage? Yes				

STAC	STAGE 1D ASSESSMENT					
This s	stage of the assessment rules out sites that are not avai	lable. A	A site is considered available for			
devel	opment where there are no legal or ownership problems	s and th	ne landowner has expressed an			
intent	ion to develop the site.					
Avail	ability					
9	What is the existing use of the site?	G	Greenfield			
	Would the existing use limit the development					
	potential?					
10	Is the land controlled by a developer or land owner	G	All the landowners are intent on			
	who has expressed an intention to develop the site?		developing the site. There are 5			

<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 https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locallyled garden villages towns and cities.pdf ) <sup>74</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>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.

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

### **STAGE 1E ASSESSMENT**

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

Greer	ibelt	-	
13	Is the site located within the Green Belt?	Yes	Site is within the green belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Part of the site falls within a parcel of land identified with a weak contribution.
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>	Yes N/A	The site meets the three criteria listed.
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 $2.^{76}$	N/A	No draft Toddington Neighbourhood Plan with allocations at this stage.
Does	the site continue to next stage?		Yes

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

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<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.

CT A	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using detailed	d docktor	assessment A red rating for any
	tion does not mean that the site will be automatically exc		
	e 2A will be looked at as a whole using planning balance		this stage as the ratings across
	iously Developed Land	·.	
16	Is the site Previously Developed Land in accordance	R	The site is greenfield
10	with the NPPF definition?	ĸ	The site is greenileid
	• 76% - 100% (G)		
	• 26 - 75% (A)		
-	• 25% - 0% (Greenfield) (R)		
	munity	1	
17	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in
	designated areas)		early stages.
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No community consultation
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.		
19	Sustainability of Settlement	No	The proposal will not impact on the
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
-	house etc)		
	ulative Impact	1	
20	Considering housing completions over the past 10	G	Homes in 2006: 1906
	years, what has been the level of housing growth in		Homes in 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 2.83% increase
	<ul> <li>5% to 20% growth (A)</li> </ul>		in homes.
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Outstanding permissions will
	outstanding permissions (as of April 2016) were to		increase the level of housing
	be completed?		growth by an additional 0.26%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	Α	There is an established copse of
	features that affect the site's developability?		trees that exist on a small part of
	For example pylons, gas works, sewage treatment		the site.
	works, topography or wind turbines.		Topography – the site slopes down
			to the east of the site.
Rela	tionship to Settlement	l	
23	Would development of the site be complementary to	A	Part of the site does not adjoin the
-0	the existing settlement pattern, and would it have an	<i>/</i>	settlement envelope and as such
	I are existing settlement pattern, and would it have all	1	somether children and as such

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	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		there would be an irregular settlement envelope as a result.
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 The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber

STAC	GE 2 ASSESSMENT				
		nte from	technical specialists. A red rating for		
	stage further assesses the site's suitability using comments from technical specialists. A red rating for question does not mean that the site will be automatically excluded at this stage as the ratings across				
	Stage 2B will be looked at as a whole using planning balance.				
	sport and Access to Services	<u>,                                     </u>			
25	Facilities and services				
25	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	Yes 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	Yes in settlement		
200	applicable)?	Ŭ			
	• 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	A	Adjoining settlement (Harlington)		
200	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)				
25d	Does the settlement have a GPs surgery or medical	G	Yes in settlement		
	centre?				
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	• Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	А	Convenience Store, post office and		
	Town Centre/ Supermarket (G)		newsagent		
	Convenience Store / Post Office / Newsagent				
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	А	774m		
	least hourly at peak times):				
	Less than 400m (G)				
-		-	·		

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<ul> <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> <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? G Leighton Road</li> <li>School Capacity</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>A Lower school expansion likely to required.</li> <li>Sthere the capacity to provide all required infrastructure for waste water and potable water?</li> <li>R/A/G Water utilities companies have a statutory duty to supply water ar waste water infrastructure to new development. Any infrastructure on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (Apr 2017) identifies the current capa of existing water infrastructure, a stage 2 study will be prepared to the stage 1 Water Cycle Study (Apr 2017) identifies the current capa of existing water infrastructure, and location of growth falling within each catchment area. Whilst the stage 1 Water Cycle Study (Apr 2017) identifies the current capa of existing water infrastructure, and location of growth falling within each catchment area. Whilst the stage 1 Water Cycle Study (Apr 2017) identifies the current capa of existing water infrastructure, and location of growth falling within each catchment area. Whilst the stage 2 study will be prepared to the stage 1 water Cycle Study (Apr 2017) identifies the current capa of existing water infrastructure, and location of growth falling within each catchment area. Whilst the stage 2 study will be prepared to the stage 2 study will be p</li></ul>
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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? G       Leighton Road         30       Do the local schools have capacity at all tiers?       A         31       If not, has a commitment been made to address this?       A         32       Is there the capacity to provide all required infrastructure for waste water and potable water?       R/A/G         32       Is there the capacity to provide all required infrastructure for waste water and potable water?       R/A/G         34       Utilities (Cas, Electricity and Broadband Infrastructure 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 are waste water infrastructure to ned 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 (Apr 2017) identifies the current capa of existing water infrastructure, a Stage 2 study will be prepared t test the cumulative effect of site that have been shortlisted for
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> Quer 1200m (R)         29       Is the site accessible from the existing road network?       G       Leighton Road         30       Do the local schools have capacity at all tiers?       A       Lower school expansion likely to required.         31       If not, has a commitment been made to address this?       A       Lower school expansion 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 a statutory duty to supply water ar waste water infrastructure to ne development sites and a lack of available capacity does not prev future development. Any infrastructure upgrades required.         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 ar waste water infrastructure to ne development. Any infrastructure upgrades required.         34       Is there the capacity does not prev future development and blocation of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (App 2017) identifies the current capa of existing water infrastructure, as Stage 2 study will be prepared t test the cumulative effect of site that have been shortlisted for
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31       If not, has a commitment been made to address this?       A       Lower school expansion likely to required.         Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)       B       Water utilities companies have a statutory duty to supply water arr waste water infrastructure to ner development sites and a lack of available capacity does not prev 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 (Apr 2017) identifies the current capa of existing water infrastructure, Stage 2 study will be prepared t test the cumulative effect of site that have been shortlisted for
this?       required.         Water Utilities (Gas, Electricity and Broadband Infrastructure 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 arwaste water infrastructure to ner development sites and a lack of available capacity does not prev 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 (Apr 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared t test the cumulative effect of site that have been shortlisted for
Water Utilities (Gas, Electricity and Broadband Infrastructure 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 arr waste water infrastructure to new development sites and a lack of available capacity does not prev 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 (Apr 2017) identifies the current capacity correction of existing water infrastructure, a Stage 2 study will be prepared t test the cumulative effect of site: that have been shortlisted for
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Drainage and Flooding (All sites subject to Sequential Test)       allocation in the Local Plan and identify the nature and timing of any upgrades required.         33       What is the conclusion of the sequential approach to gite allocations, in regards to flood risk?       G       Site is at limited risk of surface water flooding, assessment is
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)
Environmental 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     A     Road Traffic Noise
Would any adjoining uses have the potential to
cause conflict with the proposed use? (for example;
noise and smell)
Environmental Constraints
36Landscape characterAElevated, exposed site. Any
What would the impacts of development be on thedevelopment must compliment
landscape character or setting of the area or any existing settlement envelope.
designated landscapes? Would there be any direct
or indirect harm to the Area of Outstanding Natural
Beauty or the Nature Improvement Area?

37	Heritage/ Archaeology	А	Arch - Site includes the location of
	What would the impacts of development be on any		an Anglo-Saxon cemetery but this
	heritage assets and their setting?		would not prevent allocation
	Are there any opportunities for enhancement of these assets?		providing appropriate mitigation is undertaken.
38	Ecological Assets	A/R	Within 250m SSSI, lots of
	What would the impacts of development be on any		ecological corridors / semi-natural
	biological, geological or ecological assets and are		habitat. Impacts on farmland
	there any opportunities for their enhancement?		species.
39	Open space/leisure and GI assets	G	No parish GI plan.
	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?		
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?		
Plann	ning History		
41	What is the sites planning history? (For example		There has been no planning history
	planning applications and submissions to previous		for this site.
	Allocations Plans)		
Does	the site continue to next stage?		Yes

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

A portion of the site is considered appropriate for further assessment.

- The site is located to the south-west of Toddington and it is considered that the site would form a logical extension to the village and would not have an adverse impact on the settlement pattern.
- The site is located in the green belt but part of the site has been identified as having a weak contribution to the green belt objectives. The site can provide in excess of 100 dwellings and there is a railway station in the adjoining settlement of Harlington.
- The site is in an elevated and exposed position and thus would need to have regard to the impact on the landscape.
- The location of a nearby SSSI would also need to be considered in any development. As such it is considered that development should be limited to the western side of the site and adjoin the existing settlement pattern.
- There has been limited housing growth in Toddington over the last 10 years, mainly due to the green belt boundary surrounding the village.
- There are local facilities and services in Toddington that could serve the development.

### **STAGE 3 : ACHIEVABILITY**

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

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

	· · · · · · · · · · · · · · · · · · ·	
	<ul> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	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 44		There are 5 different land owners for the site although the form states that all land owners are intent on developing the site.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 
		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?	Deliverable - Site could commence development in 2019/20.
	<ul><li>0 to 5 years (deliverable)</li><li>6 to 10 years</li></ul>	0 to 5 years
	<ul><li>11 to 15 years</li><li>15 to 20 years</li></ul>	

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	Outside Plan Period	
46	What is the indicative build out time of the site?	The form states that the development could be complete within 2 years of commencement.However assuming a completion figure of 50 dwellings per year, it is more likely that the site could be completed within 3 years of commencement.Commence 2018/19 End 2020/21The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does	the site pass this stage?	Yes

#### SUMMARY

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

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

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

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

Site details	
Reference Number	NLP410
Site Name	Land south of Harlington Road
Site Address	Land off Dunstable Road
Settlement	Toddington
Size	Submitted Developable Area: 1.3ha
	Submitted Whole Site Area: 7.2ha
	Measured GIS Area: 14ha
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				
	stage of the assessment rules out sites that are too sma	ll or confl	lict with national policy designations		
	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
•	dwellings?	INC	per proforma:		
	Work out the number of new homes from site size		per protorma.		
	using density of 30dph and exclude up to 40 %		39		
	depending on site size of land for infrastructure and		59		
	services, take into account topography or significant areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
			per CBC methodology:		
	• Up to 0.4 hectare 100%		24		
	• 0.4 to 2 hectares 80%		31		
	• 2 hectares or above 60%				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the				
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within Flood zone 2 or 3		
	or 3?				
3	Is more than 50% of the site at risk from surface	No	Site not at risk from surface water		
	water flooding?		flooding		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	Not more than 50% of the site is		
	significant designations? These are: Sites of Special		covered by nationally significant		
	Scientific Interest, National Nature Reserves,		designations.		
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	The site is not within the 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.

<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>				
<ul> <li>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?</li> <li>A The site lies to the east of Toddington, adjacent to existing low density residential developm along the frontage of Harlington Road. The site would extend the settlement in a linear nature, awa from the main form of the village but could form an extension.</li> </ul>				
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>79</sup>. **Critical Infrastructure** Can the site meet the critical infrastructure Further information required 8 А requirements that will enable delivery<sup>80</sup>? 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	ability		
9	What is the existing use of the site?	G	Greenfield
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	Land controlled by land owner
	who has expressed an intention to develop the site?		intent on developing the site.
11	Are there any legal or ownership problems that could	G	No legal or ownership problems.
	delay or prevent development?		
	If Yes, then can these be issues be realistically		
	overcome?		

<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/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.

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.

STAG	the site continue to next stage?		
			yes
scree Circur	<b>GE 1E ASSESSMENT</b> section records the findings of the Strategic Green Belt F ning of sites to determine whether they <u>may</u> be capable mstances. Any site in the Green Belt that is determined ssment would still have to demonstrate Exceptional Circu nbelt	of demo as suitab	nstrating Exceptional le based on the high level SHLAA
13	Is the site located within the Green Belt?	Yes	Site within the green belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Site not within an identified parcel.
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	No merits
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>	NA	No draft Toddington Neighbourhood Plan with allocations at this stage.
Does	the site continue to next stage?		No.

his site assessment phase has  ${}^{\text{D}}$ 

<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.

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

Site details	
Reference Number	NLP411
Site Name	Alma Farm
Site Address	Alma Farm, Alma Farm Road
Settlement	Toddington
Size	Submitted Developable Area: 6.6ha Submitted Whole Site Area: 6.6ha
	Measured GIS Area: 6.6ha
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				
	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 this is smaller.	No	Number of proposed dwellings as per proforma: 95-130 Number of proposed dwellings as per CBC methodology: 118		
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 within flood zone 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	Not more than 50% of the site is covered by nationally significant designations.		
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>82</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>83</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 forms a logical extension to Toddington in the south along Toddington Road as it adjoins the settlement boundary and Toddington Road.
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
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 8 Can the site meet the critical infrastructure needs<sup>85</sup>? A Further information is required.

Does the site continue to next stage?

**STAGE 1D ASSESSMENT** This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

**Availability** What is the existing use of the site? Greenfield 9 G Would the existing use limit the development potential? Is the land controlled by a developer or land owner 10 G All the landowners are intent on who has expressed an intention to develop the site? developing the site. There are 5 land owners. 11 Are there any legal or ownership problems that could G No legal or ownership problems. 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 permission the proposed use? If yes, then score as Red

Yes

<sup>&</sup>lt;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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a> )

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

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

STAG	E 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				
	sment would still have to demonstrate Exceptional Circl		<b>U</b>	
Plan.				
Greer	nbelt			
13	Is the site located within the Green Belt?	Yes	Site is within the green belt.	
14	If answer to question 13 is yes, then does the site lie	Yes	Part of the site falls within a parcel	
	within one of the parcels which have been identified		of land identified with a weak	
	in the Central Bedfordshire and Luton Green Belt		contribution.	
	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	The site meets the three criteria	
	may outweigh the harm to the Green Belt and which		listed.	
	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</li> </ul>			
	• 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.*	N/A	No droft Toddington	
150	Sites which have support from the local community	N/A	No draft Toddington	
	as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject		Neighbourhood Plan with allocations at this stage.	
	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>			
Deec			Voo	
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.

FIEV	Freviously Developed Land			
16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	The site is greenfield	പ

<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.

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	700/ 4000/ (0)		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
<b>C</b> = 100 m	• 25% - 0% (Greenfield) (R)		
	nunity	Na	Teddinaton Najahhayuhaad Dlan in
17	Neighbourhood Planning (only applicable in	No	Toddington Neighbourhood Plan in
	designated areas) Is the site identified as a housing allocation in an		early stages.
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No community consultation
10	Has any community consultation taken place?	INU	
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	The proposal will not impact on the
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	Ilative Impact		
20	Considering housing completions over the past 10	G	Homes in 2006: 1906
	years, what has been the level of housing growth in		Homes in 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 2.83% increase
	<ul> <li>5% to 20% growth (A)</li> </ul>		in homes.
	<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		
04	census and completions data).	0	
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to	G	Outstanding permissions will increase the level of housing
	be completed?		growth by an additional 0.26%
	Less than 5% growth (G)		growin by an additional 0.2076
	<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?		topography is relatively flat
	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	The site would be complementary
	the existing settlement pattern, and would it have an		to the existing settlement pattern.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural form?		
Agric	-		
Agric 24	ultural Land Quality Would the development impact on high quality	Δ	100% Grade 2
24	Would the development impact on high quality	А	100% Grade 3 The most recent data from Natural
	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>		England does not sub-classify Grades 3a and 3b. Therefore site
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	l	Grades Sa and SD. Therefore Sile

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	• 50% or more in Grade 1, 2 or 2c. (P)		must be rated Amber	7
	• 50% or more in Grade 1, 2 or 3a (R)		must be fated Amber	]
This s any q Stage	<b>GE 2 ASSESSMENT</b> 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			4
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	e for housing. It links to the	
25a	<ul> <li>Does the settlement have a Primary/Lower school?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Yes in settlement	
25b	<ul> <li>Does the settlement have a Middle school (if 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>	G	Yes in settlement	
25c	<ul> <li>Does the settlement have a Secondary/ Upper school?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Other catchment school available (A)</li> </ul>	A	Adjoining settlement (Harlington)	
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	Yes 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 and 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>	R	Over 800m	
28	Distance to nearest train station: <ul> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> </ul>	R	Over 1200m	
	• Over 1200m (R)			

	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Lower school expansion likely to be
			required.
31	If not, has a commitment been made to address	А	Lower school expansion likely to be
-	this?		required.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
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
		r	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	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)		
	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
35	will there be any remediation required?		
33		Λ	Road Troffia Naisa
	Adjoining uses	А	Road Traffic Noise
	Would any adjoining uses have the potential to	A	Road Traffic Noise
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	A	Road Traffic Noise
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic Noise
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	A	
Envir	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character		Road Traffic Noise           Lower density development may           be accommodated to part of the
Envir	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> What would the impacts of development be on the landscape character or setting of the area or any		<b>Lower density development may</b> <b>be accommodated</b> to part of the site with appropriate and adequate
Envir	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 designated landscapes? Would there be any direct		Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and
Envir	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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		Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing
Envir 36	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road.
Envir	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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? Heritage/ Archaeology		Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have
Envir 36	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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? <b>Heritage/ Archaeology</b> What would the impacts of development be on any	A	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No
Envir 36	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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? <b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting?	A G	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No objection to allocation.
Envir 36	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>onmental Constraints</b> <b>Landscape character</b> 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? <b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	A	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No objection to allocation. Heritage - Possible impact on
Envir 36	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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? <b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting?	A G	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No objection to allocation. Heritage - Possible impact on setting of Heme Poplar Farm (GII
Envir 36 37	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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? <b>Heritage/ Archaeology</b> 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 A	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No objection to allocation. Heritage - Possible impact on setting of Heme Poplar Farm (GII listed) and Alma Farm (not listed)
Envir 36	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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? <b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? <b>Ecological Assets</b>	A G	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No objection to allocation. Heritage - Possible impact on setting of Heme Poplar Farm (GII listed) and Alma Farm (not listed) Arable land, retain and buffer
Envir 36 37	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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? Ecological Assets What would the impacts of development be on any	A G A	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No objection to allocation. Heritage - Possible impact on setting of Heme Poplar Farm (GII listed) and Alma Farm (not listed) Arable land, retain and buffer boundary features, potential impact
Envir 36 37	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) <b>conmental Constraints</b> <b>Landscape character</b> 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? <b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? <b>Ecological Assets</b>	A G A	Lower density development may be accommodated to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road. Arch - Site is considered to have low archaeological potential. No objection to allocation. Heritage - Possible impact on setting of Heme Poplar Farm (GII listed) and Alma Farm (not listed) Arable land, retain and buffer

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			enhancements
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 parish GI plan.
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)		There have been two historic planning applications (1986 and 1989) for housing which were refused.
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 site is located to the south-west of Toddington and it is considered that the site would form a logical extension to the village and would not have an adverse impact on the settlement pattern.
- The site is located in the green belt but part of the site has been identified as having a moderate contribution to the green belt objectives. The site can provide in excess of 100 dwellings and there is a railway station in the adjoining settlement of Harlington.
- The site is in an elevated and exposed position and thus would need to have regard to the impact on the landscape.
- There has been limited housing growth in Toddington over the last 10 years, mainly due to the green belt boundary surrounding the village.
- There are local facilities and services in Toddington that could serve the development.

#### **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.

Viab	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.		
Achi	evability				
44	Are there any market factors which would affect deliverability?		There are 5 different land owners for the site although the form states that all land owners are intent on		

		developing the sit	е.
		The Council's Res Development Viak 2017) is based up property figures b 2016. The housing Central Bedfordsh significant increas property values in period of time, wh considered that th developments with been cautious. Fo 2016 Dunstable h a 17.9% housing with an average a increase in 2016 f	sidential bility Report (Feb on residential etween 2013 and g market within hire has seen es in residential a relatively short ereby it is e viability of hin this report has r example in as benefited from price increase nnual house price or housing within
		This increase in p been a result of ne trends in house put transport links to a successful areas a significant infrast within the pipeline West Rail; M1-A5 upgrades; Oxford Express Way; Lut Guided Busway; M and potential A1 in is considered that infrastructure proj property prices wi Authority will likely increase which ha increase viability/of development not of value areas but al value areas of the	ot only national rices and existing economically but also ructure projects including: East- link road; A421 to Cambridge on and Dunstable M1 improvements; mprovements. It as such ects progress that thin the Local / continue to is and will deliverability of only in the higher so the lower 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> </ul>	Deliverable - Site development in 20 0 to 5 years	could commence
	• 15 to 20 years		
46	Outside Plan Period What is the indicative build out time of the site?	The form states th	at the
40		development coul within 2 years of c	d be complete commencement.
		However assumin figure of 50 dwelli more likely that th completed within 3 commencement.	ngs per year, it is e site could be

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	Commence 2018/19 End 2020/21
	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does the site pass this stage?	Yes

#### SUMMARY

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

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

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

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

Site details	
Reference Number	NLP453
Site Name	Land Toddington between Luton Road – Dunstable Road including Crowbush Farm
Site Address	
Settlement	Toddington
Size	Submitted Developable Area:
	Submitted Whole Site Area:
	Measured GIS Area: 34.51ha
Proposed Use	Residential development including recreational open space
Any other	See ALP227
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.

OTAG						
	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				
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: 150-350 Number of proposed dwellings as per CBC methodology: 600			
Flood	<b>Risk</b> (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 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	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 the 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.

	STAGE 1B ASSESSMENT					
	This stage of the assessment rules out sites that are not well related to existing settlements but are of an					
insuffi	icient 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			
provid	de 1,500 homes or more <sup>88</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 an extension to Toddington and could form a logical extension to the settlement to the south. Development on this site would be a considerable distance from the village centre.			
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	Possible coalescence with Fancott.			
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>89</sup>.Critical InfrastructureGForm states that critical8Can the site meet the critical infrastructureGForm states that critical

8 Can the site meet the critical infrastructure	G	Form states that critical		
requirements that will enable delivery <sup>90</sup> ?		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.

Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site currently in use as residential, employment and greenfield.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	<u>6</u> <u>R</u>	<u>A landowner of this site has</u> <u>contacted the Council and</u> <u>confirmed that they do not wish to</u> <u>develop the site for housing.Site</u> promoted by owners.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	G	No legal or ownership problems.	

<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 )

<sup>&</sup>lt;sup>89</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>90</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	G	No existing planning permission.
	because it's not eligible for allocation.		
Does	the site continue to next stage?		YesNo
	×		
STAC	GE 1E ASSESSMENT		
This e	section records the findings of the Strategic Green Belt I	Review	and also provides a preliminary
	ning of sites to determine whether they may be capable		<b>U I</b>
	mstances. Any site in the Green Belt that is determined		
	ssment would still have to demonstrate Exceptional Circ	umstan	ces to considered for allocation in the
Plan.			
	nbelt	1	
13	Is the site located within the Green Belt?	Yes	Site located within the green belt.
14	If answer to question 13 is yes, then does the site lie	No	Not within an identified parcel
	within one of the parcels which have been identified		
	in the Central Bedfordshire and Luton Green Belt		
	Study as making only a relatively weak, weak, or no		
	contribution? If yes, site progresses through to Stage		
45-	2. Depending of the following reperits that	Maa	Site meets three listed merits.
<del>15a</del>	Does the site have all of the following merits that	Yes	Site meets three listed merits.
	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		
	<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		
	suitability.*		
15b	Sites which have support from the local community	N/A	No draft Toddington
	as demonstrated through an allocation in an adopted		Neighbourhood Plan with
	or draft Neighbourhood Plan (that has been subject		allocations at this stage.
	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 2.94		
Dece			Vee
DOOS	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>91</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Previ	ously Developed Land		
<del>16</del>	Is the site Previously Developed Land in accordance	R	Site is greenfield
	with the NPPF definition?		č
	● 76% - 100% (G)		
	<ul> <li>              26 - 75% (A)      </li> </ul>		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	munity		
<del>17</del>		No	Toddington Noighbourbood Dion in
++	Neighbourhood Planning (only applicable in	<del>NO</del>	Toddington Neighbourhood Plan in
	designated areas)		early stages.
	Is the site identified as a housing allocation in an		
- 10	emerging Neighbourhood Plan?		
<del>18</del>	Community Consultation	No	No community consultation.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
<del>19</del>	Sustainability of Settlement	No	The proposal would not impact on
	Would this proposal impact on the sustainability of		the sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
<del>20</del>	Considering housing completions over the past 10	G	Number of homes in 2006:1906
	years, what has been the level of housing growth in		Number of homes in 2016: 1960
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		A growth of 2.83%.
	<ul> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Outstanding permissions would be
ET.	outstanding permissions (as of April 2016) were to	•	an additional 0.26%.
	be completed?		
	Less than 5% growth (G)		
	• <u>5% to 20% growth (A)</u>		
	<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		
<del>22</del>	Are there any physical constraints or permanent	A	The site slopes down towards
	features that affect the site's developability?		Fancott. Toddington is elevated
	For example pylons, gas works, sewage treatment		and development of this whole site
	works, topography or wind turbines.		would mean development
	works, topography of wind tarbines.	1	extending down the slope, which is
	works, topography of wind tabilities.		
	works, topography of wind tabilities.		out of keeping with the character of
	works, topography of wind tabilities.		
Relat	ionship to Settlement		out of keeping with the character of
Relat	ionship to Settlement	A	out of keeping with the character of
	ionship to Settlement Would development of the site be complementary to	A	out of keeping with the character of the village.
	ionship to Settlement	A	out of keeping with the character of the village.

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	form?	I	Toddington. The site also results in
			coalescence with Fancott
Agric	cultural Land Quality	1	coalescence with random
<u>24</u>	Would the development impact on high quality	A	Grade 3
	agricultural land?	~	
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 35, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
STAC	SE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	nte from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	2B will be looked at as a whole using planning balance		
	sport and Access to Services	·.	
<del>25</del>	Facilities and services	_	
20	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
<del>25a</del>	Does the settlement have a Primary/Lower school?	G	Yes in settlement
	<ul> <li>Yes, in the settlement (G)</li> </ul>	Ŭ	
	<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>		
	<ul> <li>Not in the settlement of an aujoining settlement (R)</li> </ul>		
<del>25b</del>	Does the settlement have a Middle school (if	G	Yes in settlement
200	applicable)?	<b>A</b>	
	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)		
<del>25c</del>	Does the settlement have a Secondary/ Upper	A	Adjoining settlement (Harlington)
	school?		
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
<del>25d</del>	Does the settlement have a GPs surgery or medical	G	Yes in settlement
	<del>centre?</del>		
	<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)		
<del>26</del>	What retail provision does the settlement offer?	A	Convenience Store, post office and
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		newsagent
	Convenience Store / Post Office / Newsagent		
	( <del>A)</del>		
	None (R)		
<del>27</del>	Distance to bus stops with a frequent service (at	R	Over 800m
-	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		

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	public tropoport facilities equilable president -		]
	public transport facilities could be provided as part of the development (G)		
<del>28</del>	Distance to nearest train station:	R	Over 1200m
	<ul> <li>Less than 800m (G)</li> </ul>		
	<ul> <li>800m-1200m (A)</li> </ul>		
	<ul> <li>Over 1200m (R)</li> </ul>		
<del>29</del>	Is the site accessible from the existing road network?	G	<del>yes</del>
Schoo	ol Capacity		
<del>30</del>	Do the local schools have capacity at all tiers?	A	New lower and middle school may
			be required
<del>31</del>	If not, has a commitment been made to address	A	New lower and middle school may
	this?		be required
	Utilities (Gas, Electricity and Broadband Infrastruc		
<del>32</del>	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	ct)	
33	What is the conclusion of the sequential approach to	A	OW present, JFlow modelling
	site allocations, in regards to flood risk?	~	required to confirm flood risk
	<ul> <li>No assessment required (G)</li> </ul>		
	<ul> <li>Consider Further Assessment (A)</li> </ul>		
	Further Assessment Required (R)		
Envir	onmental Health	I	
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and	_	Ŭ
	will there be any remediation required?		
<del>35</del>		D/A/O	
	Adjoining uses	<del>R/A/G</del>	Awaiting comments
	Would any adjoining uses have the potential to	<del>R/A/G</del>	Awaiting comments
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	<del>K/A/G</del>	Awaiting comments
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	<del>R/A/G</del>	Awaiting comments
-	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	R/A/G	
Envire 36	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character	A	elevated exposed site, wide
-	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		elevated exposed site, wide ranging views to AONB and wider
-	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) enmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any		elevated exposed site, wide
-	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) enmental 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		elevated exposed site, wide ranging views to AONB and wider panoramic landscapes.
-	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		elevated exposed site, wide ranging views to AONB and wider panoramic landscapes. Exposed site beyond settlement
-	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) enmental 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		elevated exposed site, wide ranging views to AONB and wider panoramic landscapes.

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			ranging views to north east / east /
			south to Sharpenhoe escarpment AONB and Chilterns AONB horizon
			the south / southeast.
			Any development must be set away
			from the plateau edge and wrap
			around existing settlement
			envelope within appropriate
			landscape setting (Option 1). Any
			development, including playing
			fields, beyond Crowbush Farm 140
			AOD contour not acceptable due to
			change in landscape character.
			Development beyond 140 contour cannot be effectively and
			appropriately mitigated due to open
			exposed landscape character,
			primarily hedgerow framework with
0-			very limited tree cover ,
<del>37</del>	Heritage/ Archaeology	A	Site has multi-period
	What would the impacts of development be on any heritage assets and their setting?		archaeological potential but this would not prevent allocation
	Are there any opportunities for enhancement of		providing appropriate mitigation
	these assets?		is undertaken.
			Potential impact on Crowbush
			Farm (non listed heritage asset)
			which was there by 1901
<del>38</del>	Ecological Assets	G	Buffer existing woodland &
	What would the impacts of development be on any		hedgerows, opportunity for
	biological, geological or ecological assets and are		ecological gain.
20	there any opportunities for their enhancement?		Extensive ROW network around
<del>39</del>	Open space/leisure and GI assets Are there any potential conflicts with open space,	<del>A/R</del>	and across site, including Icknield
	leisure designations or Rights of Way? Is there		Way. These would need to be
	capacity to provide the required levels of open space		enhanced / set within green
	and green infrastructure?		corridors. Established woodland
			around SE corner of site and along
			Icknield Way would need retaining
			and enhancing.
			Loss of Crowbush Recreation
			Land.
	rals and Waste		
<del>40</del>	What would the impacts of development be on safeguarded minerals and waste sites, including	G	No issues
	sareguarded minerals and waste sites, including mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		No relevant planning history
•••	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes
	¥		· · · · · · · · · · · · · · · · · · ·
STAC	GE 2 ASSESSMENT CONCLUSION		
Is the	e site suitable for the proposed development?		

On balance the whole site is not considered appropriate for further consideration.

• The site is located in the south east of Toddington and is in an elevated position, which

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would expose this site and village in landscape terms.

- The site is also large in scale in relation to the village and its size together with location would adversely impact upon the character and pattern of development, which has ben constrained due to the Green Belt, in Toddington.
- The size of the site and its extend towards Fancott could potentially result in coalescence with Fancott.
- The development would result in the loss of recreation land.
- In order to safeguard the landscape and views from the site, development must be set away from the plateau edge and wrap around existing settlement envelope and must not extend beyond contour 140 due to the unacceptable changes in landscape character.

As such it is only considered that a small portion of this site, adjoining the boundary with Toddington should be considered further.

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

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

#### **Viability**

<b>43</b>	Referring to the Viability Assessment undertaken by	A	The Council's Residential
	consultants, is the probability of the site being viable		Development Viability Report (Feb
	high, medium or low?		2017) indicates that residual value
	<ul> <li>High (G) Benchmark land value comfortably</li> </ul>		of development in this value area
	exceeded by likely residual value		and at this scale with £38k
	<ul> <li>Low (A) Marginal viability, with likely residual</li> </ul>		infrastructure costs would not
	land value close to benchmark land value		exceed the upper benchmark land
	Very Low (R) Likely residual value well below		value and as such the report
	benchmark land value		indicates that such development
			may not be viable.
			However the Council's Residential
			Development Viability Report (Feb
			2017) is based upon residential
			property figures between 2013 and
			2016 and based on the average
			building costs during 2016. The
			housing market within Central
			Bedfordshire has seen significant
			increases in residential property
			values in a relatively short period of
			time, whereby it is considered that
			the viability of developments within
			this report has been cautious. For
			example in 2016 Dunstable has
			benefited from a 17.9% housing
			price increase with an average
			annual house price increase in
			2016 for housing within Central
			Bedfordshire of 10.74%.
			This increase in property value has
			been a result of not only national
			trends in house prices and existing
			transport links to economically

		successful areas but also
		significant infrastructure projects
		within the pipeline including: East-
		West Rail; M1-A5 link road; A421
		upgrades; Oxford to Cambridge
		Express Way; Luton and Dunstable
		Guided Busway; M1 improvements;
		and potential A1 improvements. It
		is considered that as such
		infrastructure projects progress that
		property prices within the Local
		Authority will likely continue to
		increase which has and will
		increase viability/deliverability of
		development not only in the higher
		value areas but also the lower
		value areas of the Authority.
		For the reasons outlined above it is
		considered that this scale of
		development within this value area
[		may be viable.
	vability	
44	Are there any market factors which would affect	The Council's Residential
	deliverability?	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
11		property prices within the Local Authority will likely continue to
		AUTOORITY WILL LIKELY CONTINUE TO

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		increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	<del>0 to 5 years</del>
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 two housebuilders would likely take one year to first completion and would build out the site at a rate of 100 dwellings per annum there after.
Does	the site pass this stage?	Yes

#### SUMMARY

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

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

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

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

Site details	Site details				
Reference Number	NLP454				
Site Name	Land rear of Station Road and adjacent to Long Lane				
Site Address	Land rear of Station Road and adjacent to Long Lane				
Settlement	Toddington				
Size	Submitted Developable Area: Submitted Whole Site Area: Measured GIS Area: 4.5ha				
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.

STAG	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 • 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.	Νο	Number of proposed dwellings as per proforma: 18-30 Number of proposed dwellings as per CBC methodology: 81		
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 within flood zone 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	Not more than 50% of the site is covered by nationally significant designations.		
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>92</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>93</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 Toddington in the north and is located on back gardens on existing residential buildings. The site slopes down towards the north.		
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>94</sup>. **Critical Infrastructure** Can the site meet the critical infrastructure 8 G No major infrastructure required to requirements that will enable delivery<sup>95</sup>? develop the site. 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** 

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

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

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

Does the site continue to next stage?

Yes

STAGE 1E ASSESSMENT			
This section records the findings of the Strategic Green Belt Review and also provides a preliminary			
screening of sites to determine whether they may be capable of demonstrating Exceptional			
Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA			
assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the			
Plan.			
Greenbelt			
13	Is the site located within the Green Belt?	Yes	Site is within the green belt.
14	If answer to question 13 is yes, then does the site lie	No	Not in an identified parcel
	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	No listed merits
	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		
	<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.*	N/A	No droft Toddington
130	Sites which have support from the local community	N/A	No draft Toddington
	as demonstrated through an allocation in an adopted		Neighbourhood Plan with allocation
	or draft Neighbourhood Plan (that has been subject		at this stage.
	to Regulation 14 consultation) that do not meet the		
	criteria in question 15a will automatically progress		
	through this stage to be considered further at Stage		
	2.96		
Does the site continue to next stage?			No

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

## Central Bedfordshire

### A great place to live and work

