

# Site Assessment Forms

Toddington



## Contents

ALP078 .....	3
ALP086 .....	4
ALP091 .....	13
ALP160 .....	15
ALP189 .....	17
ALP193 .....	27
ALP227 .....	<a href="#">2930</a>
NLP002 .....	<a href="#">3940</a>
NLP032 .....	<a href="#">4142</a>
NLP041 .....	<a href="#">4344</a>
NLP069 .....	<a href="#">4647</a>
NLP138 .....	<a href="#">4950</a>
NLP152 .....	<a href="#">5253</a>
NLP153 .....	<a href="#">6162</a>
NLP184 .....	<a href="#">7074</a>
NLP294 .....	<a href="#">7980</a>
NLP348 .....	<a href="#">8283</a>
NLP378 .....	<a href="#">9192</a>
NLP405 .....	<a href="#">101102</a>
NLP410 .....	<a href="#">110111</a>
NLP411 .....	<a href="#">113114</a>
NLP453 .....	<a href="#">122123</a>
NLP454 .....	<a href="#">132133</a>

## 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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			3
			Number of proposed dwellings as per CBC methodology:
			2

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in 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

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

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

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

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

Site details	
Reference Number	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 information	Same as NLP184

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			63
			Number of proposed dwellings as per CBC methodology:
			50

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in 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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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>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 <b>critical infrastructure requirements that will enable delivery</b> <sup>5</sup> ?	A	Further information required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	The site has been identified as contributing a relatively weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>6</sup>	N/A	Toddington NP being progressed and in early stages.
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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
-----------	--	---	------------

<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.

	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	Yes	Toddington NP is designated.
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
19	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The site would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes 2006: 1906 Homes 2016: 1960  There has been a 2.83% increase in housing in Toddington.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding planning permission for 5 dwellings, an 0.26% increase.
<b>Physical Constraints</b>			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	There are no physical constraints however; there is no access to the main roads.
<b>Relationship to Settlement</b>			
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 be complementary to the existing settlement pattern, however in order to gain access to the main roads it would need to be developed in conjunction with an adjoining site.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	A	Grade 3

- 50% or more in Grade 1, 2 or 3a (R)

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <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	In settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <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
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience store
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	781m from a bus stop
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m
<b>29</b>	Is the site accessible from the existing road network?	R	No



<b>School Capacity</b>			
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 provided.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<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	must enhance settlement edge linked to existing planting structures / GI
37	<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	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 there any opportunities for their enhancement?	A	Existing grassland, retain and buffer hedgerows, potential impact on bats in hedgerows.

<b>39</b>	<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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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 contribute 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.

<b>Viability</b>			
<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <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.
<b>Achievability</b>			
<b>44</b>	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

		<p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?		Yes

## SUMMARY

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

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

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

DRAFT

## 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)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			30
			Number of proposed dwellings as per CBC methodology:
			33

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in 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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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>7</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

**STAGE 1B ASSESSMENT**

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>8</sup>.

**Relationship to Settlement**

<b>6</b>	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located on the eastern side of Leighton Road, outside the settlement of Toddington. It has a poor relationship with Toddington as it is separated from existing built development by agricultural fields. As such it is considered that the site would not form a logical extension to the village.
<b>7</b>	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would not cause coalescence.
Does the site continue to next stage?			No

<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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>• Up to 0.4 hectare 100%</li> <li>• 0.4 to 2 hectares 80%</li> <li>• 2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			460
			Number of proposed dwellings as per CBC methodology:
			291

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within 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

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

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

<sup>9</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>10</sup>.

**Relationship to Settlement**

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

<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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )



## Site Assessment Framework for HOUSING<sup>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 information	See NLP348

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  100-150
			Number of proposed dwellings as per CBC methodology:  260

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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

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

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

<sup>11</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>12</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site 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 <b>critical infrastructure requirements that will enable delivery</b> <sup>14</sup> ?	A	Further information required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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>GR</u>	<u>A landowner of this site has contacted the Council and confirmed that they do not wish to develop the site for housing.</u> <del>A#</del>

<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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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.

			<del>landowners are intent on developing the site.</del>
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 that could delay or prevent development.
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 for the proposed use.
Does the site continue to next stage?			<del>Yes</del> No

### STAGE 1E ASSESSMENT

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

#### Greenbelt

13	<del>Is the site located within the Green Belt?</del>	<del>Yes</del>	<del>Site located within the green belt</del>
14	<del>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.</del>	<del>No</del>	<del>Site not on an identified parcel.</del>
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• <del>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)</del></li> <li>• <del>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</del></li> <li>• <del>Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</del></li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes	The site meets the three listed criteria.
15b	<del>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>15</sup></del>	<del>N/A</del>	<del>No draft Toddington Neighbourhood Plan with allocations at this stage.</del>
Does the site continue to next stage?			Yes

<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.

<b>STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)</b>			
<b>STAGE 2 ASSESSMENT</b>			
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>Previously Developed Land</b>			
<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>● 76% - 100% (G)</li> <li>● 26 - 75% (A)</li> <li>● 25% - 0% (Greenfield) (R)</li> </ul>	R	Site greenfield
<b>Community</b>			
<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Teddington Neighbourhood Plan in early stages.
<b>18</b>	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
<b>19</b>	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The proposal would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes in 2006: 1906 Homes in 2016: 1960  2.83% increase in new homes.
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Outstanding permissions increase by 0.26%
<b>Physical Constraints</b>			
<b>22</b>	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	As a whole the site has limited physical constraints however the southern and south-western portions of the site do slope, which has the potential to affect developability.
<b>Relationship to Settlement</b>			

<b>23</b>	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.
<b>Agricultural Land Quality</b>			
<b>24</b>	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	Grade 3
<b>STAGE 2 ASSESSMENT</b> This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.			
<b>Transport and Access to Services</b>			
<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <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
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <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
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <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)
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <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
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <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
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> </ul>	G	371m

	<ul style="list-style-type: none"> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>		
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
<b>School Capacity</b>			
30	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 this?	A	New lower and middle school may be required
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<p><b>Contamination</b></p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<p><b>Landscape character</b></p> <p>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?</p>	A	elevated exposed site, development must enhance existing settlement envelope & provide substantial landscape buffer

37	<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	Site has multi-period 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 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	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R/A/	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 Dropshot Marsh.

#### Minerals and Waste

40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
----	---	---	-----------

#### Planning History

41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
----	---	--	------------------------------

Does the site continue to next stage?

Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**On balance the whole site is not considered appropriate for further assessment. However, due to its impact on landscape, site size and scale a portion would be considered more acceptable.**

- **The site is located in the south of Toddington and would extend the settlement southwards.**
- **The site is in an elevated position, which would expose this site in landscape terms.**
- **The site is 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.**

**As such a portion of the site will 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

**Viability**

<p>43</p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> <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>	<p>A</p>	<p>The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed the upper benchmark land value and as such the report indicates that such development may not be viable.</p> <p>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%.</p> <p>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.</p> <p>For the reasons outlined above it is</p>
-----------	---	----------	---



			considered that this scale of development within this value area may be viable.
<b>Achievability</b>			
44	Are there any market factors which would affect deliverability?		<p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>● 0 to 5 years (deliverable)</li> <li>● 6 to 10 years</li> <li>● 11 to 15 years</li> <li>● 15 to 20 years</li> <li>● Outside Plan Period</li> </ul>		0 to 5 years
46	What is the indicative build out time of the site?		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission 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

DRAFT

## 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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			30
			Number of proposed dwellings as per CBC methodology:
			36

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in 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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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>16</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>17</sup>.

**Relationship to Settlement**

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is 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

<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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>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 information	See NLP453

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			150-350
			Number of proposed dwellings as per CBC methodology:
			600

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

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

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

4	Is more than 50% of the site covered by nationally 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

<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 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>19</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site 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>20</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>21</sup> ?	G	Form states that critical infrastructure can be provided.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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?	GR	<u>Site promoted by owners. A landowner of this site has contacted the Council and confirmed that they do not wish to develop the site for housing.</u>
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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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 the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No existing planning permission.
Does the site continue to next stage?			YesNo

### STAGE 1E ASSESSMENT

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

#### Greenbelt

13	Is the site located within the Green Belt?	Yes	Site located 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	Not within an identified parcel
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>Adjoining settlement has at least 3 of the following key local services – convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	Site meets three listed 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>22</sup>	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)

#### 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.

<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.

<b>Previously Developed Land</b>			
<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>● 76% - 100% (G)</li> <li>● 26 - 75% (A)</li> <li>● 25% - 0% (Greenfield) (R)</li> </ul>	R	Site is greenfield
<b>Community</b>			
<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
<b>18</b>	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation.
<b>19</b>	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The proposal would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Number of homes in 2006: 1906 Number of homes in 2016: 1960  A growth of 2.83%.
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Outstanding permissions would be an additional 0.26%.
<b>Physical Constraints</b>			
<b>22</b>	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	The site slopes down towards Fancott. Toddington is elevated and development of this whole site would mean development extending down the slope, which is out of keeping with the character of the village.
<b>Relationship to Settlement</b>			
<b>23</b>	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural	A	The site extends the settlement pattern of Toddington south eastwards which is not within keeping of the character of



	form?		Toddington. The site also results in coalescence with Fancott
<b>Agricultural Land Quality</b>			
<b>24</b>	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <li>50% or more in non-agricultural land (G)</li> <li>50% or more in Grade 3b, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>	A	Grade 3
<b>STAGE 2 ASSESSMENT</b>			
This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.			
<b>Transport and Access to Services</b>			
<b>25</b>	<p><b>Facilities and services</b></p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
<b>25a</b>	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> <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
<b>25b</b>	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> <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
<b>25c</b>	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> <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)
<b>25d</b>	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> <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
<b>26</b>	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> <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
<b>27</b>	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> <li>Over 800m (R)</li> <li>OR submission form stated that improved</li> </ul>	R	Over 800m

	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
<b>School Capacity</b>			
30	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 this?	A	New lower and middle school may be required
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<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	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.
37	<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	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Potential impact on Crowbush Farm (non listed heritage asset) which was there by 1901
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Buffer existing woodland & hedgerows, opportunity for ecological gain.
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/R	Extensive ROW network around and across site, including Icknield Way. These would need to be enhanced / set within green corridors. Established woodland around SE corner of site and along Icknield Way would need retaining and enhancing. Loss of Crowbush Recreation Land.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
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
<b>STAGE 2 ASSESSMENT CONCLUSION</b>			
Is the site suitable for the proposed development?			
On balance the whole site is not considered appropriate for further assessment.			
<ul style="list-style-type: none"> <li>The site is located in the south east of Toddington and is in an elevated position, which</li> </ul>			

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 been 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

<p><b>43</b></p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> <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>	<p>A</p>	<p>The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed the upper benchmark land value and as such the report indicates that such development may not be viable.</p> <p>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%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically</p>
------------------	---	----------	--

		<p>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.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area may be viable.</p>
--	--	---

**Achievability**

<p><b>44</b></p>	<p>Are there any market factors which would affect deliverability?</p>	<p>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%.</p> <p>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</p>
------------------	--	--

			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? <ul style="list-style-type: none"> <li>● 0 to 5 years (deliverable)</li> <li>● 6 to 10 years</li> <li>● 11 to 15 years</li> <li>● 15 to 20 years</li> <li>● Outside Plan Period</li> </ul>		0 to 5 years
46	What is the indicative build-out time of the site?		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission 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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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>23</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>24</sup>.

**Relationship to Settlement**

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

<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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )



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

Site details	
Reference Number	<b>NLP032</b>
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:  45
			Number of proposed dwellings as per CBC methodology:  56

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in 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

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

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

<sup>25</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>26</sup>.

#### Relationship to Settlement

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

<sup>26</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>27</sup>

Site details	
Reference Number	<b>NLP041</b>
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:  15-30  Number of proposed dwellings as per CBC methodology:  36
----------	--	----	--

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

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Floodzone 2 and 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation
<b>5</b>	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>27</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>28</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	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 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 <b>critical infrastructure requirements that will enable delivery</b> <sup>30</sup> ?	A	Further information required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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 be considered for allocation in the Plan.

**Greenbelt**

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	The site does not lie within one of the parcels.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>31</sup>	N/A	No draft Toddington Neighbourhood Plan with allocations at this stage.
Does the site continue to next stage?			No

<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	<b>NLP069</b>
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			10-12
			Number of proposed dwellings as per CBC methodology:
			16

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

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Floodzone 2 and 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation
<b>5</b>	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>32</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>33</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>34</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>35</sup> ?	A	Further information is required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### 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	G	There are no legal or ownership problems.

<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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

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

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Site is not identified as making a weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>36</sup>	N/A	No draft Toddington Neighbourhood Plan with allocations at this stage.
Does the site continue to next stage?			No

<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	<b>NLP138</b>
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 information	Site also forms part of NLP294

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			40
			Number of proposed dwellings as per CBC methodology:
			35

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

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Floodzone 2 and 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation
<b>5</b>	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>37</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>38</sup>.

#### Relationship to Settlement

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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>39</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>40</sup> ?	G	Critical infrastructure can be provided.
Does the site continue to next stage?			No

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	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.

<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/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>39</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>40</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	The site does not lie within one of the parcels.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>41</sup>	N/A	No draft Toddington Neighbourhood Plan with allocations at this stage.
Does the site continue to next stage?			No

<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	<b>NLP152</b>
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			25-32
			Number of proposed dwellings as per CBC methodology:
			17

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in 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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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>42</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

### STAGE 1B ASSESSMENT

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

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The 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>44</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>45</sup> ?	G	Critical infrastructure can be delivered.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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 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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	The site is identified as a parcel with a relatively weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>46</sup>	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)

#### 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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
-----------	--	---	------------

<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.

	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
19	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The site would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes 2006: 1906 Homes 2016: 1960  There has been a 2.83% increase in housing in Toddington.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding planning permission for 5 dwellings, an 0.26% increase.
<b>Physical Constraints</b>			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are no physical constraints.
<b>Relationship to Settlement</b>			
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?	G	The site would be complementary to the existing settlement pattern.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <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	Grade 3

**STAGE 2 ASSESSMENT**

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

**Transport and Access to Services**

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <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	In settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <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
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience store
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	781m from a bus stop
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m
<b>29</b>	Is the site accessible from the existing road network?	G	Leighton Road



<b>School Capacity</b>			
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 provided.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<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?	G	must enhance settlement edge, provide landscape mitigation to southern site boundary.
37	<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	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 there any opportunities for their enhancement?	A	Rough grassland, buffer and enhance existing hedgerow / trees.

<b>39</b>	<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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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.

<b>Viability</b>			
<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <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.
<b>Achievability</b>			
<b>44</b>	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

		<p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?		Yes

## SUMMARY

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

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

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

DRAFT

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

Site details	
Reference Number	<b>NLP153</b>
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			60-75
			Number of proposed dwellings as per CBC methodology:
			38

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

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Floodzone 2 and 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation
<b>5</b>	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>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 <b>critical infrastructure requirements that will enable delivery</b> <sup>50</sup> ?	G	Critical infrastructure can be delivered.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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
---------------------------------------	-----

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Part of the site is identified as a parcel with a relatively weak contribution. (portion of NLP152 is considered a to make a weak contribution)
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>51</sup>	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)

#### 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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
-----------	--	---	------------

<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.

	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
19	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The site would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes 2006: 1906 Homes 2016: 1960  There has been a 2.83% increase in housing in Toddington.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding planning permission for 5 dwellings, an 0.26% increase.
<b>Physical Constraints</b>			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are no physical constraints.
<b>Relationship to Settlement</b>			
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?	G	The site would be complementary to the existing settlement pattern.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <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	Grade 3



**STAGE 2 ASSESSMENT**

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

**Transport and Access to Services**

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <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	In settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <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
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience store
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	781m from a bus stop
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> </ul>	R	Over 1200m

	<ul style="list-style-type: none"> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Leighton Road
<b>School Capacity</b>			
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 provided.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<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	elevated increasingly exposed to southern / eastern site boundaries.
37	<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	Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
38	<b>Ecological Assets</b>	R	Scrubby rough grass with orchard

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		(HPI), mixed habitat cannot demonstrate biodiversity net gain
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 existing woodland retained / enhanced / buffered / extended.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
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?

**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 contribute 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.

<b>Viability</b>			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <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.
<b>Achievability</b>			
44	Are there any market factors which would affect deliverability?		Site part owned by a developer.  The Council's Residential Development Viability Report (Feb

		<p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?		Yes

**SUMMARY**

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

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

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

DRAFT

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

Site details	
Reference Number	<b>NLP184</b>
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 information	Same as ALP086

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			63
			Number of proposed dwellings as per CBC methodology:
			50

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in 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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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>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 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 <b>critical infrastructure requirements that will enable delivery</b> <sup>55</sup> ?	A	Further information required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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 Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	The site has been identified as contributing a relatively weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>56</sup>	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)

#### 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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
-----------	--	---	------------

<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.



	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
19	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The site would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes 2006: 1906 Homes 2016: 1960  There has been a 2.83% increase in housing in Toddington.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding planning permission for 5 dwellings, an 0.26% increase.
<b>Physical Constraints</b>			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	There are no physical constraints however; there is no access to the main roads.
<b>Relationship to Settlement</b>			
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 be complementary to the existing settlement pattern, however in order to gain access to the main roads it would need to be developed in conjunction with an adjoining site.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	A	Grade 3

	<ul style="list-style-type: none"> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
--	---	--	--

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <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	In settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <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
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience store
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	781m from a bus stop
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m

29	Is the site accessible from the existing road network?	R	No
<b>School Capacity</b>			
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 provided.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<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	must enhance settlement edge linked to existing planting structures / GI
37	<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	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.

	there any opportunities for their enhancement?		
<b>39</b>	<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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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.

#### Viability

<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <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.
-----------	--	---	--

#### Achievability

<b>44</b>	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
-----------	---	--	---

		<p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?		Yes

## SUMMARY

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

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

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

DRAFT

## Site Assessment Framework for HOUSING<sup>57</sup>

Site details	
Reference Number	<b>NLP294</b>
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 information	Site also forms part of NLP138

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:
			12
			Number of proposed dwellings as per CBC methodology:
			11

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

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Floodzone 2 and 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not within nationally significant designation
<b>5</b>	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>57</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>58</sup>.

#### 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 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 <b>critical infrastructure requirements that will enable delivery</b> <sup>60</sup> ?	A	Further information required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within Green Belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	The site does not lie within one of the parcels.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	No	The site does not have any of the listed merits that may outweigh harm to the Green Belt.
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>61</sup>	N/A	No draft Toddington Neighbourhood Plan with allocations at this stage.
Does the site continue to next stage?			No

<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 information	See ALP189

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  100
			Number of proposed dwellings as per CBC methodology:  113

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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

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

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

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

### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>63</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	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

### STAGE 1C ASSESSMENT

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 <b>critical infrastructure requirements that will enable delivery</b> <sup>65</sup> ?	A	Further information required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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?	GR	<u>A landowner of this site has contacted the Council and confirmed that they do not wish to develop the site for housing. All landowners are intent on</u>

<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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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.

			<del>developing the site.</del>
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 that could delay or prevent development.
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 for the proposed use.
Does the site continue to next stage?			<del>Yes</del> <u>No</u>

### STAGE 1E ASSESSMENT

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

#### ~~Greenbelt~~

13	<del>Is the site located within the Green Belt?</del>	<del>Yes</del>	<del>Site located within the green belt</del>
14	<del>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.</del>	<del>No</del>	<del>Site not on an identified parcel.</del>
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• <del>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)</del></li> <li>• <del>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</del></li> <li>• <del>Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</del></li> </ul> <del>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>	<del>Yes</del>	<del>The site meets the three listed criteria.</del>
15b	<del>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>66</sup></del>	<del>N/A</del>	<del>No draft Toddington Neighbourhood Plan with allocations at this stage.</del>
Does the site continue to next stage?			<del>Yes</del>

### STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

<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.

<b>STAGE 2 ASSESSMENT</b>			
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>Previously Developed Land</b>			
<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>● 76% - 100% (G)</li> <li>● 26 - 75% (A)</li> <li>● 25% - 0% (Greenfield) (R)</li> </ul>	R	Site greenfield
<b>Community</b>			
<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
<b>18</b>	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
<b>19</b>	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The proposal would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes in 2006: 1906 Homes in 2016: 1960  2.83% increase in new homes.
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Outstanding permissions increase by 0.26%
<b>Physical Constraints</b>			
<b>22</b>	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	As a whole the site has limited physical constraints however the southern and south western portions of the site do slope, which has the potential to affect developability.
<b>Relationship to Settlement</b>			
<b>23</b>	Would development of the site be complementary to	A	The site would extend the

	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?		settlement envelope southwards away from the village centre.
<b>Agricultural Land Quality</b>			
<b>24</b>	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	Grade 3
<b>STAGE 2 ASSESSMENT</b>			
This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.			
<b>Transport and Access to Services</b>			
<b>25</b>	<p><b>Facilities and services</b></p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
<b>25a</b>	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> <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
<b>25b</b>	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> <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
<b>25c</b>	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> <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)
<b>25d</b>	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> <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
<b>26</b>	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> <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
<b>27</b>	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> </ul>	G	371m

	<ul style="list-style-type: none"> <li>Over 800m (R)</li> <li>OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>		
28	Distance to nearest train station: <ul style="list-style-type: none"> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
<b>School Capacity</b>			
30	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 this?	A	New lower and middle school may be required
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<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	elevated exposed site, development must enhance existing settlement envelope & provide substantial landscape buffer
37	<b>Heritage/ Archaeology</b>	A	Site has multi-period

	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?		archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
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	Dropshot Marsh SSSI on s.boundary but good buffering shown on preliminary proposal, potential farmland species impact, good opportunities for 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?	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 Dropshot Marsh.

#### Minerals and Waste

40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
----	---	---	-----------

#### Planning History

41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No history
----	---	--	------------

Does the site continue to next stage?		Yes
---------------------------------------	--	-----

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**On balance the whole site is not considered appropriate for further assessment. However due to its impact on landscape, site size and scale a portion would be considered more acceptable.**

- The site is located in the south of Toddington and would extend the settlement southwards.
- The site is in an elevated position, which would expose this site in landscape terms.
- The site is 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.

**As such a portion of the site will 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**

43	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> <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	<p>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.</p>
----	---	---	---

**Achievability**

44	<p>Are there any market factors which would affect deliverability?</p>		<p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> </ul>		<p>0 to 5 years</p>

	<ul style="list-style-type: none"> <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

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

Site details	
Reference Number	<b>NLP378</b>
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 information	See NLP405

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  150-200
			Number of proposed dwellings as per CBC methodology:  167

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within 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

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

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

#### Relationship to Settlement

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

### 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 <b>critical infrastructure requirements that will enable delivery</b> <sup>70</sup> ?	G	The site is able to provide critical 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.

#### 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?	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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site is within the green belt.
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Part of the site falls within a parcel of land identified with a weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes	The site meets the three criteria 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 criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>71</sup>	N/A	No draft Toddington Neighbourhood Plan with allocation at this stage.
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

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

<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.

	<ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan is early stage.
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
19	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The proposal will not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes in 2006: 1906 Homes in 2016: 1960  There has been a 2.83% increase in homes.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Outstanding permissions will increase the level of housing growth by an additional 0.26%
<b>Physical Constraints</b>			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	Topography - The site slopes down eastwards.
<b>Relationship to Settlement</b>			
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?	G	There are no adverse impacts on the settlement character or pattern.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	A	Grade 3

	<ul style="list-style-type: none"> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
--	---	--	--

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <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
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <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
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <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)
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <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
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <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
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	774m
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m

29	Is the site accessible from the existing road network?	G	Leighton Road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school expansion likely to be required.
31	If not, has a commitment been made to address this?	A	Lower school expansion likely to be required.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic Noise
<b>Environmental Constraints</b>			
36	<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	Elevated, exposed site. Any development must compliment existing settlement envelope.
37	<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	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.



<b>39</b>	<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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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.

### Viability

<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <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.  However the Council's Residential
-----------	--	---	--

		<p>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%.</p> <p>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.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area may be viable.</p>
<b>Achievability</b>		
44	Are there any market factors which would affect deliverability?	<p>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.</p> <p>The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and</p>

		<p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <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>	<p>Deliverable - Site could commence development in 2019/20.</p> <p>0 to 5 years</p>
46	<p>What is the indicative build out time of the site?</p>	<p>50 dwellings per year. Commence 2019/20 to be completed 2022/23.</p> <p>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 thereafter.</p>
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

DRAFT

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

Site details	
Reference Number	<b>NLP405</b>
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 information	See NLP378

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>• Up to 0.4 hectare 100%</li> <li>• 0.4 to 2 hectares 80%</li> <li>• 2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  150
			Number of proposed dwellings as per CBC methodology:  117

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within 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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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>72</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>73</sup>.

#### Relationship to Settlement

<b>6</b>	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site does 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).
<b>7</b>	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	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>74</sup>.

#### Critical Infrastructure

<b>8</b>	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <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

### 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

<b>9</b>	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
<b>10</b>	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All the landowners are intent on 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/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>74</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>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.
<b>11</b>	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership problems.
<b>12</b>	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning permission
Does the site continue to next stage?			Yes

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site is within the green belt.
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Part of the site falls within a parcel of land identified with a weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes	The site meets the three criteria 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 criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>76</sup>	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)

<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.

**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**

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	The site is greenfield
-----------	--	---	------------------------

**Community**

<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
<b>18</b>	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
<b>19</b>	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The proposal will not impact on the sustainability of the settlement.

**Cumulative Impact**

<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes in 2006: 1906 Homes in 2016: 1960  There has been a 2.83% increase in homes.
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Outstanding permissions will increase the level of housing growth by an additional 0.26%

**Physical Constraints**

<b>22</b>	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	There is an established copse of trees that exist on a small part of the site. Topography – the site slopes down to the east of the site.
-----------	--	---	--

**Relationship to Settlement**

<b>23</b>	Would development of the site be complementary to the existing settlement pattern, and would it have an	A	Part of the site does not adjoin the settlement envelope and as such
-----------	---	---	--



	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.
<b>Agricultural Land Quality</b>			
<b>24</b>	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	A	<p>100% Grade 3</p> <p>The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber</p>

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<p><b>Facilities and services</b></p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
<b>25a</b>	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> <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
<b>25b</b>	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> <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
<b>25c</b>	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> <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)
<b>25d</b>	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> <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
<b>26</b>	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> <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
<b>27</b>	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> </ul>	A	774m

	<ul style="list-style-type: none"> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>		
28	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m
29	Is the site accessible from the existing road network?	G	Leighton Road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school expansion likely to be required.
31	If not, has a commitment been made to address this?	A	Lower school expansion likely to be required.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic Noise
<b>Environmental Constraints</b>			
36	<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	Elevated, exposed site. Any development must compliment existing settlement envelope.

<b>37</b>	<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	Arch - Site includes the location of an Anglo-Saxon cemetery but this would not prevent allocation providing appropriate mitigation is undertaken.
<b>38</b>	<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.
<b>39</b>	<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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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.

#### Viability

<b>43</b>	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 style="list-style-type: none"> <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>	<p>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.</p>
<b>Achievability</b>		
44	<p>Are there any market factors which would affect deliverability?</p>	<p>There are 5 different land owners for the site although the form states that all land owners are intent on developing the site.</p> <p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> </ul>	<p>Deliverable - Site could commence development in 2019/20.</p> <p>0 to 5 years</p>

	<ul style="list-style-type: none"> <li>• Outside Plan Period</li> </ul>		
46	What is the indicative build out time of the site?		<p>The form states that the development could be complete within 2 years of commencement.</p> <p>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 2020/21</p> <p>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.</p>
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	<b>NLP410</b>
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  39
			Number of proposed dwellings as per CBC methodology:  31

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not 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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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	The site is not within the AONB.
Does the site continue to next stage?			Yes

<sup>77</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>78</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site lies to the east of Toddington, adjacent to existing low density residential development along the frontage of Harlington Road. The site would extend the settlement in a linear nature, away from the main form of the village but could form an extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			Yes

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>79</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>80</sup> ?	A	Further information required
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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

<sup>78</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>79</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>80</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site within the green belt
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Site not within an identified parcel.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	No merits
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>81</sup>	NA	No draft Toddington Neighbourhood Plan with allocations at this stage.
Does the site continue to next stage?			No.

<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	<b>NLP411</b>
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  95-130
			Number of proposed dwellings as per CBC methodology:  118

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within 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

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

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

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site forms a logical 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

### 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 <b>critical infrastructure requirements that will enable delivery</b> <sup>85</sup> ?	A	Further information is required.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### 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	All the landowners are intent on developing the site. There are 5 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	G	No planning permission

<sup>83</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>84</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>85</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site is within the green belt.
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Part of the site falls within a parcel of land identified with a weak contribution.
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes	The site meets the three criteria 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 criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>86</sup>	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)

#### 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

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

<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.

	<ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation
19	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The proposal will not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Homes in 2006: 1906 Homes in 2016: 1960  There has been a 2.83% increase in homes.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	Outstanding permissions will increase the level of housing growth by an additional 0.26%
<b>Physical Constraints</b>			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints, topography is relatively flat
<b>Relationship to Settlement</b>			
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?	G	The site would be complementary to the existing settlement pattern.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	A	100% Grade 3 The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site

	<ul style="list-style-type: none"> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		must be rated Amber
--	---	--	---------------------

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <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
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <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
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <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)
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <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
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <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
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <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
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Over 1200m
<b>29</b>	Is the site accessible from the existing road network?	G	Leighton Road

<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school expansion likely to be required.
31	If not, has a commitment been made to address this?	A	Lower school expansion likely to be required.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic Noise
<b>Environmental Constraints</b>			
36	<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	<b>Lower density development may be accommodated</b> to part of the site with appropriate and adequate scale landscape mitigation and enhancement to the existing settlement edge / Leighton Road.
37	<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?	G A	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)
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Arable land, retain and buffer boundary features, potential impact for farmland species but good opportunity for ecological

			enhancements
<b>39</b>	<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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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.

#### Viability

<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <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.
-----------	--	---	--

#### Achievability

<b>44</b>	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
-----------	---	--	--

		<p>developing the site.</p> <p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <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>	<p>Deliverable - Site could commence development in 2019/20.</p> <p>0 to 5 years</p>
46	<p>What is the indicative build out time of the site?</p>	<p>The form states that the development could be complete within 2 years of commencement.</p> <p>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.</p>



		<p>Commence 2018/19 End 2020/21</p> <p>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.</p>
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>87</sup>

Site details	
Reference Number	<b>NLP453</b>
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 information	See ALP227

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			150-350
			Number of proposed dwellings as per CBC methodology:
			600

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

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

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

4	Is more than 50% of the site covered by nationally 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

<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 insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>88</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	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 Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>90</sup> ?	G	Form states that critical infrastructure can be provided.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

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?	GR	<u>A landowner of this site has contacted the Council and confirmed that they do not wish to develop the site for housing. Site promoted by owners.</u>
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>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 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>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>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 because it's not eligible for allocation.	G	No existing planning permission.
Does the site continue to next stage?			YesNo

### STAGE 1E ASSESSMENT

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

#### Greenbelt

13	Is the site located within the Green Belt?	Yes	Site located 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	Not within an identified parcel
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>Adjoining settlement has at least 3 of the following key local services – convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	Site meets three listed 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>94</sup>	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)

#### 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.

<sup>94</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

<b>Previously Developed Land</b>			
<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>● 76% - 100% (G)</li> <li>● 26 - 75% (A)</li> <li>● 25% - 0% (Greenfield) (R)</li> </ul>	R	Site is greenfield
<b>Community</b>			
<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Toddington Neighbourhood Plan in early stages.
<b>18</b>	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation.
<b>19</b>	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The proposal would not impact on the sustainability of the settlement.
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Number of homes in 2006: 1906 Number of homes in 2016: 1960  A growth of 2.83%.
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>● Less than 5% growth (G)</li> <li>● 5% to 20% growth (A)</li> <li>● More than 20% growth (R)</li> </ul> <i>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).</i>	G	Outstanding permissions would be an additional 0.26%.
<b>Physical Constraints</b>			
<b>22</b>	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	The site slopes down towards Fancott. Toddington is elevated and development of this whole site would mean development extending down the slope, which is out of keeping with the character of the village.
<b>Relationship to Settlement</b>			
<b>23</b>	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural	A	The site extends the settlement pattern of Toddington south eastwards which is not within keeping of the character of

	form?		Toddington. The site also results in coalescence with Fancott
<b>Agricultural Land Quality</b>			
<b>24</b>	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <li>50% or more in non-agricultural land (G)</li> <li>50% or more in Grade 3b, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>	A	Grade 3
<b>STAGE 2 ASSESSMENT</b>			
This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.			
<b>Transport and Access to Services</b>			
<b>25</b>	<p><b>Facilities and services</b></p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
<b>25a</b>	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> <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
<b>25b</b>	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> <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
<b>25c</b>	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> <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)
<b>25d</b>	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> <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
<b>26</b>	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> <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
<b>27</b>	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> <li>Over 800m (R)</li> <li>OR submission form stated that improved</li> </ul>	R	Over 800m

	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
<b>School Capacity</b>			
30	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 this?	A	New lower and middle school may be required
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<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	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.
37	<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	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Potential impact on Crowbush Farm (non listed heritage asset) which was there by 1901
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Buffer existing woodland & hedgerows, opportunity for ecological gain.
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/R	Extensive ROW network around and across site, including Icknield Way. These would need to be enhanced / set within green corridors. Established woodland around SE corner of site and along Icknield Way would need retaining and enhancing. Loss of Crowbush Recreation Land.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
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?

**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



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 been 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

<p><b>43</b></p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> <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>	<p>A</p>	<p>The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed the upper benchmark land value and as such the report indicates that such development may not be viable.</p> <p>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%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically</p>
------------------	---	----------	--

		<p>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.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area may be viable.</p>
--	--	---

**Achievability**

<p><b>44</b></p>	<p>Are there any market factors which would affect deliverability?</p>	<p>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%.</p> <p>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</p>
------------------	--	--

			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? <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>		0 to 5 years
46	What is the indicative build-out time of the site?		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission 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	
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.

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  18-30  Number of proposed dwellings as per CBC methodology:  81
----------	--	----	--

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

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within flood zone 2 or 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding

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

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

<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>.

#### 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

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>95</sup> ?	G	No major infrastructure required to develop the site.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site currently used as garden land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners are intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No 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 for the proposed use.

<sup>93</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508205/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>94</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>95</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes
---------------------------------------	-----

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	Yes	Site is within the green belt.
<b>14</b>	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Not in an identified parcel
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	No listed merits
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>96</sup>	N/A	No draft Toddington Neighbourhood Plan with allocation at this stage.
Does the site continue to next stage?		No	

<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**

DRAFT