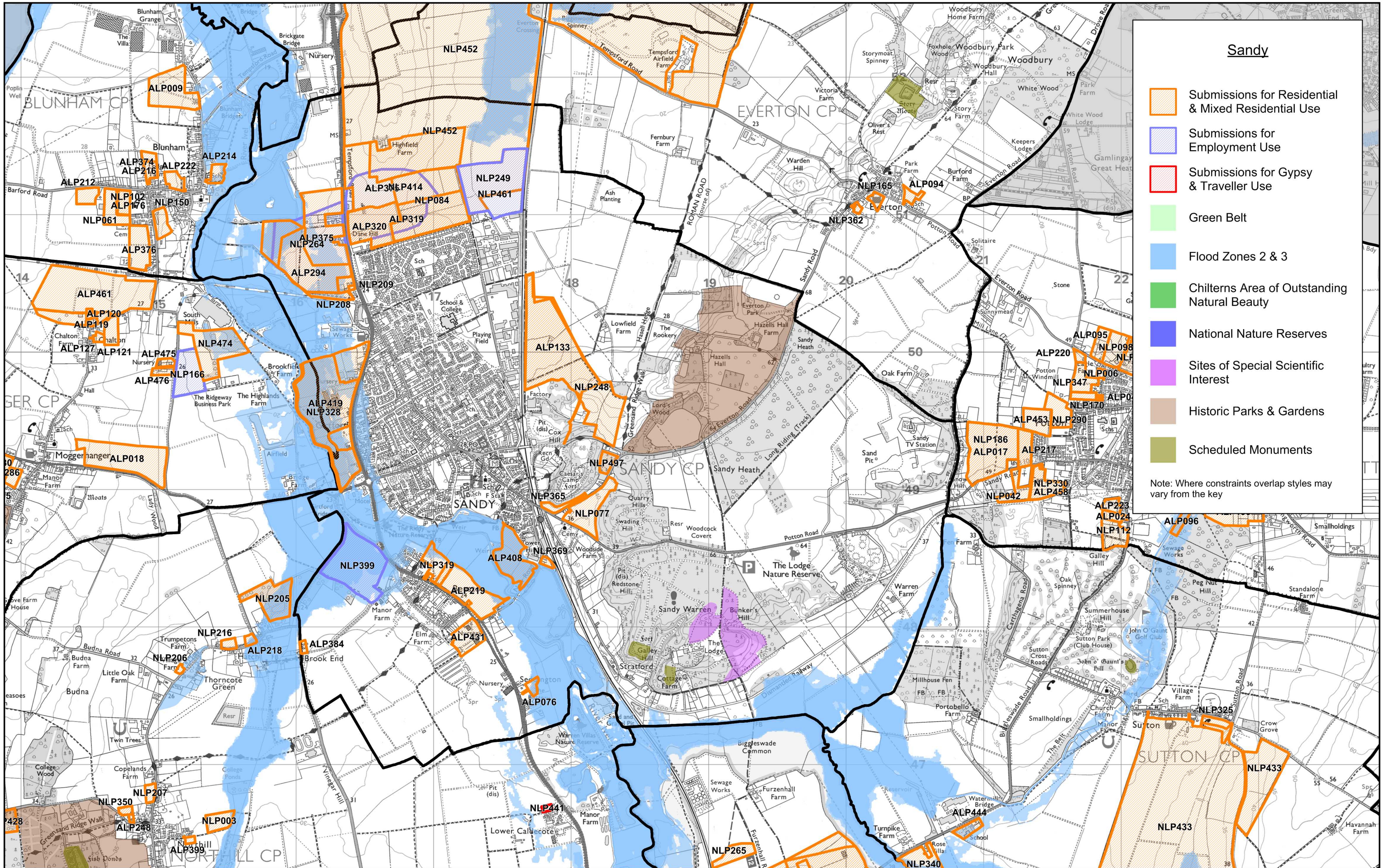


ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP331	Land at Ridgmont	Ridgmont	Ridgmont	Green Belt	4.40		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP064	Land at Ridgmont	Ridgmont	Ridgmont	Green Belt	4.19		Site to be excluded from Local Plan process	Site fails at Stage 1B, the site is poorly related to Ridgmont and detached from the settlement. It is not considered that taking forward only a portion would address this issue.
NLP244	Land at Ridgmont	Ridgmont	Standalone	Not Green Belt	42.95	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP503	Land at Cobbers Lane1,	Ridgmont	Ridgmont	Green Belt	0.41		Site to be excluded from Local Plan process	Site fails at Stage 1B, the site is isolated and not well related to any settlement. It is not considered that taking forward only a portion would address this issue.
NLP504	Land at Cobbers Lane (2)	Ridgmont	None	Green Belt	16.46	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP076	Land to rear of 9b High Road	Sandy	Sandy	Not Green Belt	0.81		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP133	Land East of Railway Line	Sandy	Sandy	Not Green Belt	24.14	NLP248	Site to be excluded from Local Plan process	Fails at Stage 1B. Site is poorly related to sandy, railway line in Sandy acts as a barrier.
ALP219	Land North of Beeston	Sandy	Beeston	Not Green Belt	8.57		Site to be excluded from Local Plan process	Fails at Stage 1C, The site cannot provide the critical infrastructure requirements that could enable delivery due to unsafe access from the A1.
ALP294	Land East of Tempsford Road	Sandy	Sandy	Not Green Belt	17.15		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP319	Land North of Sandy (Option A)	Sandy	Sandy	Not Green Belt	21.76	ALP320, NLP084, NLP414, ALP375	A portion of the site will be considered further as part of the Local Plan.	A portion would be necessary along the southern boundary of the site, adjacent to the existing settlement of Sandy in order to provide a logical extension that does not extend Sandy too far northwards.
ALP320	Land North of Sandy (Option B)	Sandy	Sandy	Not Green Belt	8.96	ALP319, ALP375, NLP414	A portion of the site will be considered further as part of the Local Plan.	A portion would be necessary along the southern boundary of the site, adjacent to the existing settlement of Sandy in order to provide a logical extension that does not extend Sandy too far northwards.
ALP375	Land off the A1	Sandy	Sandy	Not Green Belt	53.65	NLP414, NLP084, ALP320, ALP294, ALP264	N/A	Site not assessed. Site proposes employment uses.
ALP384	Land at Hall Farm	Sandy	Hatch	Not Green Belt	0.40		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Hatch as it would extend the settlement in an unsustainable way.
ALP408	Land South of Sandy	Sandy	Sandy	Not Green Belt	6.96		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP419	Hamlet End/Girtford	Sandy	Sandy	Not Green Belt	29.78		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP431	Beeston Timber Yard	Sandy	Beeston	Not Green Belt	3.79		Site to be excluded from Local Plan process	Fails at Stage 1C, The site cannot provide the critical infrastructure requirements that could enable delivery due to unsafe access from the A1.
NLP077	Land North of Potton Rd, Sandy/Swadon	Sandy	Sandy	Not Green Belt	6.04		Site to be excluded from Local Plan process	Fails Stage 1B. Site is poorly related to settlement, Railway line acts as a barrier.
NLP084	Land North of Sunderland Road	Sandy	Sandy	Not Green Belt	22.38	ALP320, ALP319, NLP414	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. A linear portion is necessary for this site to remain complimentary to the existing pattern of sandy, whilst not extending the settlement too far northwards.
NLP208	Blunham Fields	Sandy	Sandy	Not Green Belt	1.37	NLP264	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP209	Land at Popes Farm	Sandy	Sandy	Not Green Belt	1.09	NLP264	Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Sandy, A1 acts as a barrier
NLP248	Land East of the Railway Line and North of Sandy Lane, Sandy	Sandy	Sandy	Not Green Belt	31.00	ALP133	Site to be excluded from Local Plan process	Fails Stage 1B. Site is poorly related to settlement, Railway Line acts as a barrier.
NLP249	Land North of Beamish Close	Sandy	Sandy	Not Green Belt	13.40	NLP461	Site to be considered further as part of the Local Plan.	

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP264	Land Adjacent to Popes Farm	Sandy	Sandy	Not Green Belt	28.00	ALP375, ALP294	Site to be excluded from Local Plan process	Fails Stage 1B. Poorly related to settlement, A1 is a barrier
NLP319	Land at the Baulk	Sandy	Beeston	Not Green Belt	3.55		Site to be excluded from Local Plan process	Fails at Stage 1C The site cannot provide the critical infrastructure requirements that could enable delivery due to unsafe access from the A1.
NLP328	Land West of Sandy	Sandy	Sandy	Not Green Belt	23.82	ALP419	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP365	H169 Swaden	Sandy	Sandy	Not Green Belt	1.09		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Sandy, Railway acts as a barrier
NLP369	Land at New Road Sandy	Sandy	Sandy	Not Green Belt	0.47		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Sandy as it would extend the settlement in an unsustainable way.
NLP399	Land at Beeston, Sandy	Sandy	Beeston	Not Green Belt	14.11	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP414	Land North of Sandy	Sandy	Sandy	Not Green Belt	60.46	NLP452, ALP375, NLP084, ALP319, ALP320	A portion of the site will be considered further as part of the Local Plan.	A portion would be necessary along the southern boundary of the site, adjacent to the existing settlement of Sandy in order to provide a logical extension that does not extend Sandy too far northwards.
NLP461	Land east of Middlefield Rd and North of Beamish Close Sandy	Sandy	Sandy	Not Green Belt	17.66	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP497	H170 Swaden	Sandy	Sandy	Not Green Belt	1.32		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Sandy and detached from the settlement.
ALP039	Land to rear of 24a Amptill Road	Shefford	Shefford	Not Green Belt	0.38		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP130	Land at Campton Road	Shefford	Shefford	Not Green Belt	8.04		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP145	Land off Northbridge Wharf	Shefford	Shefford	Not Green Belt	0.30		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more. Site is 50% or more within Flood Zones 2 and 3.
ALP273	Land at Bridge Farm (1)	Shefford	Shefford	Not Green Belt	1.45	ALP274	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP274	Land at Bridge Farm (2)	Shefford	Shefford	Not Green Belt	1.95	ALP273	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP407	The Old Laundry Site	Shefford	Shefford	Not Green Belt	1.24		Site to be considered further as part of the Local Plan.	
NLP009	Land at Hitchin Road, Shefford (west)	Shefford	Shefford	Not Green Belt	4.38		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site is poorly related to Shefford and detached from the settlement.
NLP135	Land west of Hitchin Rd Shefford	Shefford	Shefford	Not Green Belt	8.02	NLP137	Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the main issue being the sites relationship to Shefford. The site is separated from Shefford in the east by an agricultural field and although the area to the west adjoins Shefford access from this area to Hitchin Road is constrained.
NLP137	Land west of Hitchin Rd and east of Bridge Farm Shefford	Shefford	Shefford	Not Green Belt	5.90	NLP135	Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the main issue being in relation to access and relationship to Shefford. The site is separated from Shefford in the east by an agricultural field and although the area to the west adjoins Shefford access from this area to Hitchin Road is constrained. In terms of access, the access would be limited to a narrow portion of land fronting Hitchin Road.
NLP141	Land at Hillfoot Depot Shefford	Shefford	Shefford	Not Green Belt	1.33		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site is poorly related to Shefford and detached from the settlement.
NLP155	Land to the South of Stanford Rd Shefford	Shefford	Shefford	Not Green Belt	4.60	NLP389	Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the main issue being the sites relationship and impact on the character of Shefford. The site is separated from Shefford in the south by the Ivel River and although the area to the west adjoins Shefford settlement, this area has dispersed buildings





**Sandy**

- Submissions for Residential & Mixed Residential Use
- Submissions for Employment Use
- Submissions for Gypsy & Traveller Use
- Green Belt
- Flood Zones 2 & 3
- Chilterns Area of Outstanding Natural Beauty
- National Nature Reserves
- Sites of Special Scientific Interest
- Historic Parks & Gardens
- Scheduled Monuments

Note: Where constraints overlap styles may vary from the key

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S


**Date: 30 August 2016**

**Scale 1:25000 @A3**

The hatched areas on this map are pieces of land that have been submitted by developers, agents and landowners for housing, employment or Gypsy and Traveller sites in response to the Council's 'Call for Sites' in 2014 and 2016. The maps show all of the sites that have been put forward. The Council has not assessed these sites in any way at this stage (May 2016).

For further information see  
[www.centralbedfordshire.gov.uk/callforsites](http://www.centralbedfordshire.gov.uk/callforsites)

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 Central Bedfordshire Council.





**Site Assessment Framework for HOUSING<sup>9</sup>**

<b>Site details</b>	
Reference Number	ALP319
Site Name	Land north of Sunderland Road and east of A1, Sandy. Nearest postcode is SG19 2UR
Site Address	Sandy
Settlement	Submitted Developable Area: 21 ha Submitted Whole Site Area: 21 ha Measured GIS Area: 21.76 ha
Size	Residential development
Proposed Use	See NLP084, same site as ALP320, NLP084, NLP414, ALP375,
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.

<b>Provisional Site Capacity</b>			
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> Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:  Up to 500 dwellings  Number of proposed dwellings as per CBC methodology:  378 dwellings
<b>Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)</b>			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
<b>Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)</b>			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no designations within the proposed development.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within site area.
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

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The proposed development is separated from the main settlement by Sunderland Road along the southern boundary of the site. This is a minor road and does not represent a major physical barrier to pedestrians. The site can be seen as a logical extension and does not extend too far northwards away from Sandy and provides a more reasonable extension across the width of the northern boundary of Sandy in comparison to other submissions.
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>11</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>12</sup> ?	G	New access from Sunderland Road and off-site foot and cycleway connectivity with the town centre. There are no critical requirements that would affect the deliverability of 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

<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) )

<sup>11</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>12</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.



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 existing use of the site as arable fields poses no limit on development.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The landowners have entered into a collaboration agreement, and agreed terms with Pigeon for a promotion agreement.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None noted.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	None
Does the site continue to next stage?			Yes

**STAGE 1E ASSESSMENT**

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

**Greenbelt**

13	Is the site located within the Green Belt?	No	Not within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A
15a	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	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress	No	Site is not supported by a Neighbourhood Plan



	through this stage to be considered further at Stage 2. <sup>13</sup>	
Does the site continue to next stage?		Yes

<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	The site is not considered previously developable land. The land is used for agriculture.
<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	Sandy is not allocated for a neighbourhood plan
<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	Question was not asked in 2014 CFS
<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	Would not result in the loss of services
<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>	A	Number of houses in 2006: 4784 Number of houses in 2016: 5119 Percentage growth: 7%
<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	Number of houses in 2016: 5119 Outstanding completions: 21 Committed increase: 0.41%
<b>Physical Constraints</b>			

<sup>13</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are no physical constraints or permanent features that affect the site's developability
<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 can be seen as complimentary to the settlement pattern, given the positioning of the A1 and railway it is unlikely to have a very negative impact on the natural form of the area and adversely affect any character of the area.
<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>	R	80% grade 2, 20% Grade 1

## 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

25	<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		
25a	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	Sandy has four primary school/lower schools
25b	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>	A	Does not have a middle school, other catchment schools available
25c	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>	G	Sandy has one upper school and one secondary school
25d	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> </ul>	G	Has two key health facilities



	<ul style="list-style-type: none"> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>		
26	<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>	G	Has a town centre and supermarkets
27	<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 public transport facilities could be provided as part of the development (G)</li> </ul>	A	Site is 734 metres away from the nearest bus stop
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	Site is over 1,200 metres away from the nearest settlement
29	Is the site accessible from the existing road network?	G	Site is directly accessible from Sunderland Road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	If all sites approved then a new lower school may be required, otherwise just expansion of existing sites.
31	If not, has a commitment been made to address this?	R/A/G	Awaiting Comments
<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?	A	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>	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?	A	There is a derelict landfill on part of the site (Sunderland Road Tip) which in the past has taken industrial and commercial waste, alongside household and liquid waste, possible contamination issues from this.
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	A1m Industrial 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?	R/A	Some limited scope if development secures stronger mitigation for rural edge. Development would need comprehensive screen mitigation as very open setting in view from Greensand Ridge and A1 corridor.
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?	H - G A - A	Heritage - Ok Archaeology - 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	Potential reptile/ invertebrate habitat, wildlife corridors; ditches & hedges, to be buffered and enhanced.
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Parish GI plan priority aspiration to create landscaped community GI across proposed development site to include informal recreation, habitat creation, allotments and possibly a new cemetery. Not identified as part of GI network at Mid Beds plan level.
<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 planning history
Does the site continue to next stage?			Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**Development of the entire site would be considered an illogical extension to the settlement of Sandy that would cause harm to the character of that settlement which includes the pattern of development. Furthermore, it is considered that such an illogical development would cause harm to the character and appearance of the area including intrinsic character and beauty of the countryside. It is not considered that the benefit of development would outweigh such harm. Notwithstanding the above, it is considered that a portion of the site to the south would not result in significant harm and there are no constraints that would prevent the development of this portion**



of the site, subject to acceptable details that would mitigate noise impacts from neighbouring commercial uses as well as the A1, provision for the net gain for biodiversity and would mitigate impacts upon non-designated heritage assets with archaeological interests.  
 For the reasons outlined above it is considered that further consideration should be given to development of a portion of this site.

**STAGE 3 : ACHIEVABILITY**

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

**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;</p>
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		<p>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	<p>Are there any market factors which would affect deliverability?</p>	<p>There are a large number of land owners for this 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</p>



		value areas of the Authority.
<b>45</b>	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
<b>46</b>	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission 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>14</sup>

Site details	
Reference Number	ALP320
Site Name	Land north of Sandy
Site Address	Land north of Sunderland Road and east of A1, Sandy. Nearest postcode is SG19 2UR
Settlement	Sandy
Size	Submitted Developable Area: 9 ha Submitted Whole Site Area: 9 ha Measured GIS Area: 8.96 ha
Proposed Use	Residential development
Any other information	Same site as ALP319, ALP375, NLP414,

### 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 250 dwellings  Number of proposed dwellings as per CBC methodology:  161 dwellings
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no designations within the proposed development.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within site area.
Does the site continue to next stage?			Yes

<sup>14</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>15</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 proposed development is adjacent to the settlement envelope. Sunderland Road runs along the southern boundary of the site. This is a minor road and does not represent a major physical barrier to pedestrians. It is unclear whether there are any safe crossing points. To the east the A1 which is a major barrier is located. However this does not separate the development from the main settlement of Sandy. For the site to be considered a logical extension, other submissions to the east of the site would need to be approved.
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>16</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>17</sup> ?	G	New access from Sunderland Road and off-site foot and cycleway connectivity with the town centre. There are no critical requirements that would affect the deliverability of the site.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

<sup>15</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>16</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>17</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.



This 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 existing use of the site as arable fields poses no limit on development.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The landowners have entered into a collaboration agreement, and agreed terms with Pigeon for a promotion agreement.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None noted.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	None
Does the site continue to next stage?			Yes

**STAGE 1E ASSESSMENT**

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

**Greenbelt**

13	Is the site located within the Green Belt?	No	Not within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A
15a	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	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject	No	Site is not supported by a Neighbourhood Plan



	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>18</sup>		
Does the site continue to next stage?			Yes

### STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

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

#### Previously Developed Land

<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 not considered previously developed land. The land is used for agriculture.
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#### 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	Sandy is not allocated for a neighbourhood plan
<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	This question was not asked in 2014 CFS
<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	Would not result in the loss of services

#### 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>	A	Number of houses in 2006: 4784 Number of houses in 2016: 5119 Percentage growth: 7%
<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</i>	G	Number of houses in 2016: 5119 Outstanding completions: 21 Committed increase: 0.41%

<sup>18</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



	<i>data).</i>		
<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 or permanent features that affect the site's developability
<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	Due to the size and shape of the site, it would only be considered complimentary to the settlement if other submissions were put forward also. However due to the A1 it is unlikely to have a negative impact on any key characteristics of the area.
<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% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	70% within Grade 1, 30% within Grade 2

## 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

25	<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		
25a	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	Has four primary/lower schools
25b	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>	A	Does not have a middle school, other catchment schools available
25c	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>	G	Has one secondary and one upper school
25d	Does the settlement have a GPs surgery or medical centre?	G	Has two key health centres



	<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>		
26	<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>	G	Has a town centre and supermarkets
27	<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 public transport facilities could be provided as part of the development (G)</li> </ul>	A	Site is 715 metres away from the nearest bus stop
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	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Has direct access from Sunderland Road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	If all sites approved then a new lower school may be required, otherwise just expansion of existing sites.
31	If not, has a commitment been made to address this?	A	New schools, or expansion of Maple Tree Lower, Sandye Place Academy and Sandy Upper School.
<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?	A	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?	A	Provisionally no Level 2 assessment required, check OS



	<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>		mapping for minor watercourses
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant issues
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	A1m
<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	Some limited scope for development if this secures stronger mitigation for rural edge and enhanced A 1 corridor.
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?	H – G A - A	Heritage – Ok Archaeology - 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?	G	Just outside NIA, buffer wildlife corridors, some value for farmland species. Opportunities for habitat creation
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	Open Space: No. of dwgs 250. No loss of LS open space. Leisure and GI: Part of site covered by Parish GI plan priority aspiration to create landscaped community GI across proposed development site to include informal recreation, habitat creation, allotments and possibly a new cemetery. Not identified as part of GI network at Mid Beds plan level.
<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 planning history
Does the site continue to next stage?			Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**Development of the entire site would be considered an illogical extension to the settlement of Sandy that would cause harm to the character of that settlement which includes the pattern of development. Furthermore, it is considered that such an illogical development would cause harm to the character and appearance of the area including intrinsic character and beauty of the**



**countryside. It is not considered that the benefit of development would outweigh such harm. Notwithstanding the above, it is considered that a portion of the site to the south would not result in significant harm and there are no constraints that would prevent the development of this portion of the site, subject to acceptable details that would mitigate noise impacts from neighbouring commercial uses as well as the A1, provision for the net gain for biodiversity and would mitigate impacts upon non-designated heritage assets with archaeological interests. For the reasons outlined above it is considered that further consideration should be given to development of a portion of this site.**

**STAGE 3 : ACHIEVABILITY**

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

<b>Viability</b>	
<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 style="text-align: center;"><b>A</b></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 both the upper and lower 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</p>



		<p>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>
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**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 increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower</p>
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		value areas of the Authority.
<b>45</b>	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
<b>46</b>	What is the indicative build out time of the site?	Year 1 – 40 Year 2 – 40 Year 3 – 40 Year 4 – 40 Year 5 – 40 Year 6 – 50  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>30</sup>

Site details	
Reference Number	NLP084
Site Name	Land north of Sunderland Road
Site Address	Land north of Sunderland Road, Sandy
Settlement	Sandy
Size	Submitted Developable Area: 18 ha Submitted Whole Site Area: 22.5 ha Measured GIS Area: 22.3824 ha
Proposed Use	Residential development with provision of associated infrastructure, open space and landscaping.
Any other information	See ALP319, ALP320, NLP414

### 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:  540 dwellings  Number of proposed dwellings as per CBC methodology:  324 dwellings
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no designations within the proposed development.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within site area.
Does the site continue to next stage?			Yes

<sup>30</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites 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>31</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The proposed development is separated from the main settlement by Sunderland Road along the southern boundary of the site. This is a minor road and does not represent a major physical barrier to pedestrians. The site is centralised and submissions that exist to the west of the site would also have to be passed as their situation is similar. The site can be seen as extending to far to the north. A portion may be more acceptable or another submission that exists within the site area.
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>32</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>33</sup> ?	G	Provision of appropriate on site highways, drainage and utilities to serve the scale of proposed residential development. There are no critical requirements that would affect the deliverability of the site.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

<sup>31</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see [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>32</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>33</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.



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	Agricultural greenfield
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	None noted.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	None
Does the site continue to next stage?			Yes

#### STAGE 1E ASSESSMENT

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

#### Greenbelt

13	Is the site located within the Green Belt?	No	Not within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A
15a	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	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress	No	Site is not supported by a Neighbourhood Plan



	through this stage to be considered further at Stage 2. <sup>34</sup>		
Does the site continue to next stage?			Yes

## STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

### STAGE 2 ASSESSMENT

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

#### Previously Developed Land

16	Is the site Previously Developed Land in accordance 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 not considered previously developable land. The land is used for agriculture.
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#### Community

17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Sandy is not allocated for a neighbourhood plan
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation has taken place
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	Would not result in the loss of services

#### Cumulative Impact

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>	A	Number of houses in 2006: 4784 Number of houses in 2016: 5119 Percentage growth: 7%
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	Number of houses in 2016: 5119 Outstanding completions: 21 Committed increase: 0.41%

#### Physical Constraints

<sup>34</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



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 or permanent features that affect the site's developability
<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 is only complementary to the settlement if other submissions adjacent to it are put forward also. The site is unlikely to have a negative impact on the form of the area and the area of land is constrained by the railway and A1.
<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% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	100% Grade 2

## 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

25	<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		
25a	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	There are four primary/lower schools in the area.
25b	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>	R	Does not have a middle school
25c	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>	G	Has an secondary school and an upper school
25d	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> </ul>	G	Has two key health facilities



	<ul style="list-style-type: none"> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>		
26	<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>	G	Has a town centre and supermarkets
27	<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 public transport facilities could be provided as part of the development (G)</li> </ul>	R	Site is over 800 metres away from the nearest bus stop
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	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Directly accessible from Sunderland Road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	If all sites approved then a new lower school may be required, otherwise just expansion of existing sites.
31	If not, has a commitment been made to address this?	A	New schools, or expansion of Maple Tree Lower, Sandye Place Academy and Sandy Upper School.
<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?	A	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>	G	No assessment required



<b>Environmental Health</b>			
<b>34</b>	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	A	There is a derelict landfill on part of the site (Sunderland Road Tip) which in the past has taken industrial and commercial waste, alongside household and liquid waste, possible contamination issues from this.
<b>35</b>	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Industrial noise
<b>Environmental Constraints</b>			
<b>36</b>	<b>Landscape character</b> What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Some limited scope for development if this secures stronger mitigation for rural edge.
<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?	H – G A - A	Heritage – Ok Archaeology - Site has multi-period archaeological potential 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	Same as ALP319 Potential reptile/ invertebrate habitat, wildlife corridors; ditches & hedges, to be buffered and enhanced.
<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	Open Space: No. of dwgs 540. No loss of LS open space. Leisure and GI: Parish GI plan identifies aspiration for this area for creation of landscaped community green space to include informal recreation, habitat creation, allotments and possible new cemetery. Could be integrated with development.
<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 planning history
Does the site continue to next stage?			Yes

<b>STAGE 2 ASSESSMENT CONCLUSION</b>	
Is the site suitable for the proposed development?	
Development of the entire site would be considered an illogical extension to the settlement of Sandy that would cause harm to the character of that settlement which includes the pattern of development. Furthermore, it is considered that such an illogical development would cause harm	



to the character and appearance of the area including intrinsic character and beauty of the countryside. It is not considered that the benefit of development would outweigh such harm. Notwithstanding the above, it is considered that a portion of the site to the south would not result in significant harm and there are no constraints that would prevent the development of this portion of the site, subject to acceptable details that would mitigate noise impacts from neighbouring commercial uses, provision for the net gain for biodiversity and would mitigate impacts upon non-designated heritage assets with archaeological interests. For the reasons outlined above it is considered that further consideration should be given to development of a portion of this site.

**STAGE 3 : ACHIEVABILITY**

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

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> <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-</p>



		<p>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	<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</p>



		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>	0-5 years
46	What is the indicative build out time of the site?	2019/2020- 50 2020/2021 – 100 2021/2022 – 100 2022/2023 – 100 2023/2024 – 100 2024/2025 – 90  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>40</sup>

Site details	
Reference Number	NLP249
Site Name	Land north of Beamish Close, Sandy
Site Address	Land north of Beamish Close, Sandy, Bedfordshire. Easting: 504702 Northing: 238199 Nearest Postcode: SG19 1SD
Settlement	Sandy
Size	Submitted Developable Area: 13.4 ha Submitted Whole Site Area: 13.4 ha Measured GIS Area: 13.4 ha
Proposed Use	Mixed residential development with c.4 ha of industrial development
Any other information	Same site as NLP461, There has been an application in regard to a Highways Depot within the boundaries of this submission. (CB/17/00642/REG3)

### 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:  200-2010
			Number of proposed dwellings as per CBC methodology:  241

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

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

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

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

<sup>40</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



### STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>41</sup>.

#### 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 proposed development borders the settlement envelope on its southern boundary. The extent to which there is contact between the site and the settlement envelope is limited due to an undeveloped field which acts as a barrier. The employment aspect of this submission can be seen as a logical extension north of a pre existing area of employment land however the residential aspect will be secluded and separated from other residential areas. Other submissions would need to be approved in order to make this site relatable to Sandy.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

### STAGE 1C ASSESSMENT

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

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>43</sup> ?	G	None
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.

<sup>41</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see [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>42</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>43</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.



<b>Availability</b>			
<b>9</b>	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
<b>10</b>	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Yes the owners are intent on developing the site.
<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	None
<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.	A	There has been an application in regard to a Highways Depot within the boundaries of this submission. (CB/17/00642/REG3)
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?	No	Not within Greenbelt
<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	N/A
<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	N/A
<b>15b</b>	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress	No	Site is not supported by a Neighbourhood Plan



through this stage to be considered further at Stage 2. <sup>44</sup>		
Does the site continue to next stage?		Yes

<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	The site is 100% greenfield therefore is not PDL
<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	Sandy is not allocated for a neighbourhood plan
<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	Did not consult the community
<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	Would not result in the loss of any services
<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>	A	Number of houses in 2006: 4784 Number of houses in 2016: 5119 Percentage growth: 7%
<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</i>	G	Number of houses in 2016: 5119 Outstanding completions: 21 Committed increase: 0.41%

<sup>44</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



	2016 (as calculated using census and completions data).		
<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 is an irrigation ditch that runs through the site
<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 only be complementary to the settlement pattern if other adjacent submissions were put forward also. The site is north of employment land and therefore any residential development proposed would not relate very well to other residential areas in Sandy.
<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% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	A	80% Grade 3, 20% Grade 2

## 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

25	<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		
25a	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	Has four primary/lower schools
25b	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>	A	Does not have a middle school, other catchment school available
25c	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>	G	Has a secondary and an upper school



25d	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	Has two key health facilities
26	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>	G	Has a town centre and supermarkets
27	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	Site is over 800 metres away from the nearest settlement
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	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	A	Site is directly accessible from Beamish Close; however this road is used for main access to the industrial estate and would be used by large vehicles often.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	If all sites approved then a new lower school may be required, otherwise just expansion of existing sites.
31	If not, has a commitment been made to address this?	A	New schools, or expansion of Maple Tree Lower, Sandye Place Academy and Sandy Upper School.
<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?	A	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?	G	No significant issues
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	Railway Noise / Industrial 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	Site allocated for Salt Barn ?
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?	H – G A - A	Heritage: no issues identified Archaeology: 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?	G	Just outside NIA, likely wet habitats due to ditches, opportunity for habitat gains. Farmland species.
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Open Space - No. of dwgs 200-210. No loss of LS open space. Leisure and GI: Not identified in PGIP or Mid Beds GI plan. Some existing drainage features – development would need to demonstrate integration of SuDS. May be flood risk issues across site?
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	May be a new highways depot being proposed on this site
<b>Planning History</b>			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does the site continue to next stage?			Yes

<b>STAGE 2 ASSESSMENT CONCLUSION</b>			
Is the site suitable for the proposed development? it is considered that development of the site would not result in significant harm to the character			



and the appearance of the area, including intrinsic character and beauty of the countryside, subject to acceptable details that would mitigate noise impacts from neighbouring commercial uses as well as the railway line, provision for the net gain for biodiversity and that would mitigate impacts upon non-designated heritage assets with archaeological interests, it is considered that further consideration should be given to development on this site.

**STAGE 3 : ACHIEVABILITY**

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

**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 both the upper and lower 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;</p>
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		<p>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>
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**Achievability**

44	<p>Are there any market factors which would affect deliverability?</p>	<p>The potential proposal for a highways depot on 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</p>
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		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?	0-5 years 2019/2020 – 50-75 2020/2021 – 50-75 2021/2022 – 50-75  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

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

Site details	
Reference Number	NLP414
Site Name	Land North of Sandy
Site Address	Land North of Sunderland road and East of the A1 Sandy (nearest postcode SG19 2UR)
Settlement	Sandy
Size	Submitted Developable Area: 58ha Submitted Whole Site Area: 58ha Measured GIS Area: 60.4578ha
Proposed Use	Residential development including a new lower school, care home, retail, pub, health care centre, community building and a variety of amenity space
Any other information	Land immediately to east allocated for B1, B2 & B8 under Policy EA2 DPD (2011). Site classified as grades 2 and 3 arable land. The site is on similar land as NLP 452, ALP 375, NLP 084, ALP 319, ALP 320.

### 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 1500  Number of proposed dwellings as per CBC methodology:  1044
<b>Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)</b>			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
<b>Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)</b>			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

<sup>55</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



**STAGE 1B ASSESSMENT**

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>56</sup>.

**Relationship to Settlement**

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site lies to the north of Sandy within a number of other submissions. The site does not extend too far from the north of sandy and could be considered as a logical extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, site will be excluded. If the full extent of the site does cause coalescence but a portion of the site could be considered, then grade site as Amber.	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>57</sup>.

**Critical Infrastructure**

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>58</sup> ?	G	The developers commit to providing new road links from Sunderland Road into the site to ensure access, off site pedestrian and cycleway improvements for connectivity to town centre and a new or extended bus service to improve access to town centre and station. There are no mentions of critical infrastructure which would be required for the development to be delivered. Although the developer also committed to the provision of super fast broadband.
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?	G	Greenfield within agricultural use.
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<sup>56</sup> The figure of 1,500 homes has been taken from the Government Publication ‘Locally-Led Garden Villages, Towns and Cities’. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see [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>57</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as ‘blockers’ or ‘showstoppers’, and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>58</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	Would the existing use limit the development potential?		Derelict glass house.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Pigeon Land Ltd (the Developer) has submitted this Call For Sites submission on behalf of landowners.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	There are no identified legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	There are a number of historic planning applications which have no bearing on the present proposal.
Does the site continue to next stage?			Yes

### STAGE 1E ASSESSMENT

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

#### Greenbelt

13	Is the site located within the Green Belt?	No	Not within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	N/A
15	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 that cannot meet these criteria, will not progress any further in this assessment of suitability.	Yes or No	N/A
Does the site continue to next stage?			Yes

### STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2 ASSESSMENT

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

#### Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	This proposed development is on greenfield land currently within
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	<ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		agricultural use. There has not been any development on this land.
<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	Sandy is not allocated for a neighbourhood plan
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Pigeon have discussed the Land north of Sandy development with Sandy Town Council. This has highlighted the aspiration for allotment provision. A direct result of these discussions was a revised masterplan to ensure early delivery of other community facilities and infrastructure.
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	Would result in the loss of any services
<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>	A	Number of houses in 2006: 4784 Number of houses in 2016: 5119 Percentage growth: 7%
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	Number of houses in 2016: 5119 Outstanding completions: 21 Committed increase: 0.41%
<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 or permanent features that affect the site's developability.
<b>Relationship to Settlement</b>			
23	Would development of the site be complementary to the existing settlement pattern, and would it have a adverse impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	Due to the size of the site it would complement the settlement pattern on its own without the need of other submissions however it would extend the settlement further away from the main infrastructure areas

			of Sandy.
<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	Site classified as grades 2 and 3 arable land in the application. In GIS there is some Grade 1 and the majority of the site (over 50%) is Grade 2 with a little 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>	<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	Has four Primary/lower schools
<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>	R	Does not have a middle school
<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>	G	Has a secondary and an upper school
<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	Has two key health facilities
<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>	G	Has a town centre and supermarkets
<b>27</b>	<p>Distance to bus stops with a frequent service (at least 5 days a week):</p> <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> </ul>	R	Site is over 800 metres away from the nearest bus stop



	<ul style="list-style-type: none"> <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	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Site is directly accessible from Sunderland Road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	R	New schools would be required, the size of which would be dependant on the scale of development
<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?	A	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	Development is appropriate
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	A	There is a derelict landfill on part of the site (Sunderland Road Tip) which in the past has taken industrial and commercial waste, alongside household and liquid waste, possible contamination issues from this.
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	A1M Noise / Industrial 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?	R	open vale landscape leading to higher ground of Biggin Wood Clay Vale
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?	H – G A - A	Heritage – Ok Archaeology - 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	Includes all N.Sandy sites so comments below apply. Grade 1 land in the west.
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	Open Space - No. of dwgs 1,500. No loss of LS open space. Leisure and GI - Parish GI plan identifies aspiration for this area for creation of landscaped community green space to include informal recreation, habitat creation, allotments and possible new cemetery. Could be integrated with development.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Within an Mineral Safeguarding Area
<b>Planning History</b>			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does the site continue to next stage?			Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development of the entire site would be considered an illogical extension to the settlement of Sandy that would cause harm to the character of that settlement which includes the pattern of development. Furthermore, it is considered that such an illogical development would cause harm to the character and appearance of the area including intrinsic character and beauty of the countryside. It is not considered that the benefit of development would outweigh such harm. Notwithstanding the above, it is considered that a portion of the site to the south would not result in significant harm and there are no constraints that would prevent the development of this portion of the site, subject to acceptable details that would mitigate noise impacts from neighbouring commercial uses as well as the A1, provision for the net gain for biodiversity and would mitigate impacts upon non-designated heritage assets with archaeological interests.

For the reasons outlined above it is considered that further consideration should be given to development of a portion of this site.

As the site is within a Mineral Safeguarding Area, if it is found to be necessary to extract the mineral prior to sterilisation there would be a delay in the delivery of this site.

#### STAGE 3 : ACHIEVABILITY

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

A site is considered achievable for development where there is a reasonable prospect that the particular



type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

**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 both the upper and lower 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>
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			For the reasons outlined above it is 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	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	Considering the size of the site and the number of potential housebuilders, what is the indicative build out time of the site?		10-15 years: Development could come within 1-2 years with delivery of a 1st Phase of development as per Q11.3 within the next 5 year period, followed by



		<p>subsequent phases estimated on the basis of approximately 50 housing completions per year.</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 four housebuilders would likely take one year to first completion and would build out the site at a rate of 200 dwellings per annum there after.</p>
Does the site pass this stage?		Yes

**SUMMARY**

Is the site:  
 Suitable? Yes/ No  
 Available? Yes/ No  
 Achievable? Yes/ No

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:

- 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>15</sup>**

<b>Site details</b>	
Reference Number	NLP452
Site Name	Land South of Tempsford
Site Address	Land South of Tempsford Road and East of the A1
Settlement	Everton (Tempsford/Sandy)
Size	Submitted Developable Area: 160 ha Submitted Whole Site Area: 220 7ha Measured GIS Area: 221 ha
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:  3800 dwellings  Number of proposed dwellings as per CBC methodology:  2880 dwellings on 160 ha
<b>Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)</b>			
<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Less than 50% of the site is located in Flood Zone 2 or 3.
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Less than 50 % of the site is at risk from surface water flooding.
<b>Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)</b>			
<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	No nationally significant designations on site.
<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>15</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>16</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	This site is considered to be sufficient scale to be self-contained. The land could be a standalone settlement however it is located close to Tempsford (0.6km) but is separated by the Tempsford Road and a wooded area. It is also located adjacent to Church End but also separated by the A1 and is probably better related to Sandy being 0.4km away although separated by 2 fields therefore does not represent a logical urban 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	Development of the site would not cause physical or visual coalescence between existing settlements, however soft landscaping will be required to mitigate visual impacts in relation to coalescence between Sandy and the proposed development.
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>17</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>18</sup> ?	A	<p>As a new free standing settlement the site has the potential to be able to provide the land to meet some of its own infrastructure needs. The submission does not outline any further details.</p> <p>It is not clear whether significant upgrades will be required for the A1 or how the site might relate to East/West Rail proposals and the level crossing at Everton that is likely to require resolution.</p>
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<sup>16</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>17</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>18</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.

			Also no assessment has been provided regarding any abnormal development costs that might be necessary for providing utilities.
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	The site currently forms arable farmland, which would not limit the development potential of the site. However there is a CPS-Pipeline that crosses the site, which will require easement.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by a consortium of landowners who have expressed an intention to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems evident.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning permission for the proposed use.
Does the site continue to next stage?			Yes

### STAGE 1E ASSESSMENT

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

#### Greenbelt

13	Is the site located within the Green Belt?	No	The site is not within the Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	



15a	<p>Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?</p> <ul style="list-style-type: none"> <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>	N/A	
15b	<p>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>19</sup></p>	N/A	
Does the site continue to next stage?			Yes

<b>STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)</b>			
<b>STAGE 2 ASSESSMENT</b>			
<p>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.</p>			
<b>Previously Developed Land</b>			
16	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	Less than 25% of the site is considered to form previously developed land.
<b>Community</b>			
17	<p><b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	The site area covers 3 parish areas Sandy, Everton and Tempsford all of which do not have a Neighbourhood Plan area designated and a plan in progress.
18	<p><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.</p>	No	No known community consultation.
19	<p><b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and</p>	No	The proposal would not have a negative impact on the sustainability of Everton, Sandy or

<sup>19</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	facilities (for example, employment, retail, public house etc)		Tempsford.
<b>Cumulative Impact</b>			
20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <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> <p><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></p>	A	<p><b>Tempsford</b>  Number of houses in 2006: 237  Number of houses in 2016: 249  Percentage Growth: 5.06%</p> <p><b>Sandy</b>  Number of houses in 2006: 4,784  Number of houses in 2016: 5,119  Percentage Growth: 7.00%</p> <p><b>Everton</b>  Number of houses in 2006: 217  Number of houses in 2016: 227  Percentage Growth: 4.61%  Total Percentage Growth: 6.82%.</p>
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <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> <p><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></p>	G	<p><b>Tempsford</b>  Number of houses in 2016: 249  Number of outstanding completions 2016: 3  Percentage Growth: 1.20%</p> <p><b>Sandy</b>  Number of houses in 2016: 5,119  Number of outstanding completions 2016: 21  Percentage Growth: 0.41%</p> <p><b>Everton</b>  Number of houses in 2016: 227  Number of outstanding completions 2016: 0  Percentage Growth: 0.00%  Total Percentage Growth: 0.43%.</p>
<b>Physical Constraints</b>			
22	<p>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.</p>	A	<p>There is a CPS-Pipeline that crosses this site from Southeast to Northwest, which will require easement.</p>
<b>Relationship to Settlement</b>			
23	<p>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?</p>	A	<p>The site would be a standalone settlement, however development would have an impact upon the setting of existing settlements including Sandy, Tempsford and Everton.  Mitigation will be required through soft landscaping. Any harm will be weighed against the benefits of development.</p>
<b>Agricultural Land Quality</b>			
24	<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	<p>The majority of the site is Grade 2 or 3 agricultural land.</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>	<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	Tempsford A Sandy G Everton G Offered as part of development G
<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	Tempsford A Sandy G Everton G Offered as part of development G
<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	Tempsford A Sandy G Everton A Offered as part of development G
<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	Tempsford R Sandy G Everton R Offered as part of development G
<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>	G	Tempsford R Sandy G Everton R Provision of local centre would be required to serve settlement.
<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>	G	Bus stops likely to be available on periphery of the site but methodology means that assessment comes out red at the moment – new public transport facilities offered as part of development
<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 to Sandy Train Station. However new train station could be provided as part of East-West Rail.
<b>29</b>	Is the site accessible from the existing road network?	G	Development could benefit from direct access to the A1, junction to

			the east.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	No capacity to manage a development of this size – but could provide for its own needs.
31	If not, has a commitment been made to address this?	A	New schools and expansions to existing schools as necessary would be required as part of any new development.
<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>	R	Further assessment 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	A1 noise / railway noise / commercial. Possible to deliver with appropriate assessments and layout. Waste facility to the north east, potential source of odour.
<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	Large site - very limited capacity as development would be highly visible and intrude in countryside providing spatial separation of Sandy and Tempsford.
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	A	The Council's Archaeologist has issued the following consultation response:



	these assets?		<p>Site is known to contain complex multi-period archaeological remains. High level archaeological mitigation necessary and may affect viability.</p> <p>This site contains multi-period archaeological remains dating from the later prehistoric periods onwards; this includes a high status Roman occupation area. All of these sites are identified on the CBC Historic Environment Record. These remains may not necessarily prevent allocation or development but the high status Roman site is complex, it could be considered under the terms of para 139 of the NPPF and an appropriate mitigation strategy in line with para 141 of the NPPF that included preservation <i>in situ</i> is likely. This could affect viability of the scheme.</p> <p>Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. If this site is allocated early consultation with the Archaeology Team is recommended.</p> <p>The Council's Conservation Officer has raised no objection to development at this site, and harm caused to heritage assets will be assessed in accordance with paragraphs 128 and 132-134 of the NPPF.</p>
38	<p><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?</p>	G	Potential habitat connectivity enhancements, consider existing habitats & hedges / ditches, potential impact on farmland species
39	<p><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?</p>	A	No Parish GI plan for Everton. Potential flooding issues on significant eastern part of site.
<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?

**This site is located to the east of the A1 and to the north of the built edge of Sandy. The village of Tempsford lies to the north and west of the site and the village, of Everton lies to the east. The site is bordered to the east by the East Coast Main Line Railway, which is the railway connection between London Kings Cross and Edinburgh and to the west by the A1.**

**Development within this site would result in the loss of land in the best and most versatile agricultural land.**

**This site falls within the Landscape Character Area known as Baggin Wood Clay Vale. The Clay Vale is an open and predominantly flat arable landscape underlain by Oxford Clay. Clear views across the vale are terminated by the backdrop of the Everton Heath Wooded Greensand Ridge to the east, which provides a sense of containment. The Location as a whole is scarred by the elevated railway which runs to the east of the site and the A1 to the west. To the north the more wooded landscape of the river valley is defined by willows and poplars.**

**Development within this site would provide a significant number of homes, jobs and local infrastructure including green/blue infrastructure to support development and would benefit from direct access to the A1 and relatively close proximity to the Sandy Train Station which currently serves as the interchange for the East Coast Mainline Railway. However the A1 is currently considered to be congested at peak times both northbound towards the Blackcat Roundabout and Southbound at the roundabout junctions at Sandy and Biggleswade. Furthermore the northbound Tempsford junction would require improvements to support strategic scale development at this site. Furthermore; Tempsford Road towards Everton currently features a level crossing over the East Coast Mainline Railway and is subject to significant and frequent waiting periods, development of this site would likely require a scheme for the removal of this level crossing, likely to form a bridge. Thereby significant highway and public transport improvements would be required to support strategic scale development in this location.**

**Notwithstanding the above this location could be highly connected in the future due to strategic infrastructure projects which are currently under consultation and being planned, including improvements to the A428 (including improvements to the A1 Blackcat Roundabout), potential A1 realignment and East-West Rail, where Sandy has been indicated as an interchange on the preferred route for the central section. If these infrastructure projects come to fruition this area, including this site would be highly connected and could be considered for a more strategic scale development, subject to land availability and the detail of those transport infrastructure projects.**

**There is concern in relation to the early development of this site prior to the routing of East-West Rail including the location of its interchange being defined, as well as the route for the A1. Whereby development of this site could form a barrier to the delivery of these infrastructure projects if the route is not considered in master planning the site. Furthermore, without the detail of such infrastructure projects the detail of the development within the site would be difficult to plan.**

**Large portions of this site are located within Flood Zones 2 and 3, whereby development that is at risk of flooding would be required to be located beyond flood zones. The presence of flood zones provides an opportunity for the creation of large areas of green/blue infrastructure.**

**There are concerns in relation to the vehicular connectivity to Sandy (which will be required), whereby it does not appear that direct connections (either bus only or for private vehicles) could be achieved on the land submitted without traffic routing onto the A1.**

**Development within the site would be within the setting of the conservation area of and listed**



**buildings at Tempsford (Church End) including:**

- **The Weatsheaf, Grade II Listed Building;**
- **Nos. 30, 32 and 34, 36 and 38 Church Street (Church End), Grade II Listed Buildings;**
- **Church Farmhouse, Grade II Listed Building;**
- **Brewhouse and Outbuilding at Church Farm, Grade II Listed Building; and**
- **Church of St Peter, Grade II\* Listed Building.**

However when considering the site is separated from these heritage assets by the A1, it is considered that the harm to the significance of these heritage assets would likely be less than substantial. Thereby it is considered the public benefits of development would need to be weighed against such harm. When considering the scale of the site it is considered that the public benefits of development in this location could be significant subject to details of transport infrastructure projects being available, and that such projects would support development in this location.

For the reasons outlined above it is considered that development in this site is worthy of further consideration either in silo or in combination with other land that is available in this general location if supported by strategic transport infrastructure.

Development will be required to be supported by local infrastructure as necessary to make development acceptable.

**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>	<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 both the upper and lower 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</p>

		<p>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> <p>Development of this site will have site specific infrastructure requirements, further viability information will be required.</p>
<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</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.
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>	0-5 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 five housebuilders would likely take one year to first completion and would build out the site at a rate of 250 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