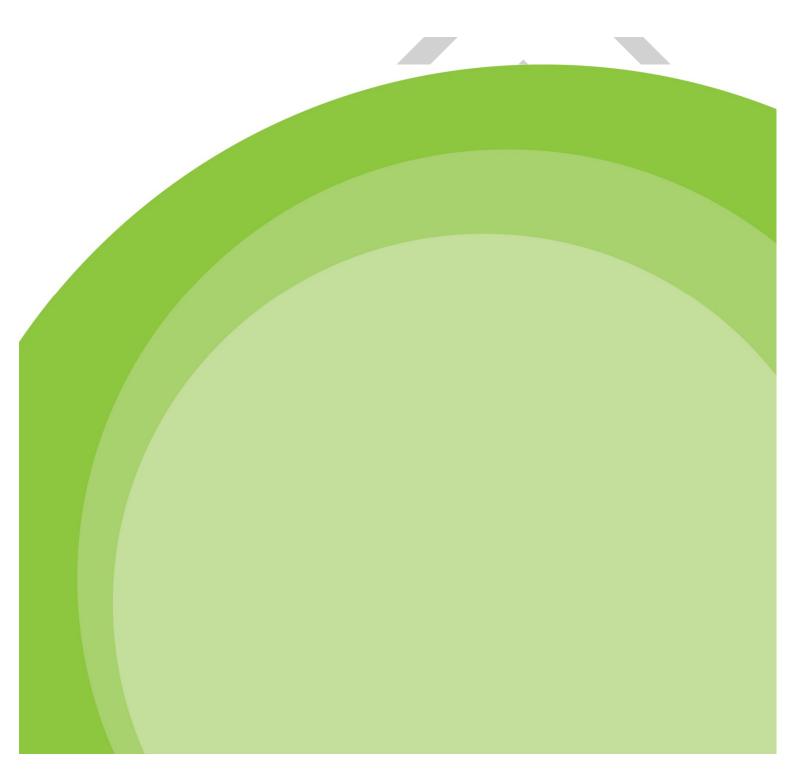


Site Assessment Forms Billington



Contents

ALP0223



Site Assessment Framework for HOUSING¹

Site details				
Reference Number	ALP022			
Site Name	Land North of the A505			
Site Address	Land North of the A505, Next to Sandpit, Towards Dunstable, LU7			
Settlement				
Size	Submitted Developable Area: Not stated			
	Submitted Whole Site Area: 8.1ha			
	Measured GIS Area: 16.18ha			
Proposed Use	Residential, Commercial			
Any other	This site is a previous submission and form submitted is from 2014.			
information	Indicated the use for possible industrial units			

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.

CTAC	OTA OF AA ACCECCATENT						
	STAGE 1A ASSESSMENT						
	stage of the assessment rules out sites that are too small	ii or com	ict with national policy designations.				
Provisional Site Capacity							
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100%	Yes	Number of proposed dwellings as per proforma: 500 Number of proposed dwellings as per CBC methodology:				
	 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. 		291				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)							
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No					
3	Is more than 50% of the site at risk from surface water flooding?	No					
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site, approximately 75% of the site are within the Greensand Improvement Area.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB				
Does	Does the site continue to next stage?		Yes				

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

STAGE 1B ASSESSMENT							
This stage of the assessment rules out sites that are not well related to existing settlements but are of an							
insuff	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 ² .							
Relationship to Settlement							
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is not situated near any settlement and is very isolated. Furthermore there are five electricity pylons within the boundaries of the site, three of these cross through the centre of the site. Site does not represent a logical extension to any settlement.				
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.				

No



Does the site continue to next stage?

The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-uploads/attachment_data/file/5 led garden villages towns and cities.pdf)



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