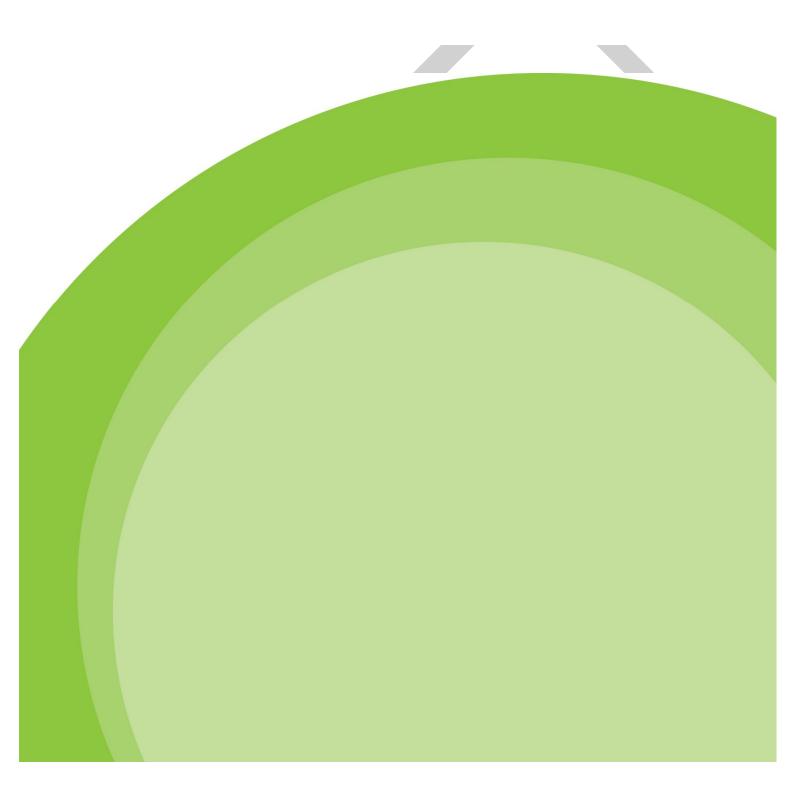


Site Assessment Forms

Kensworth



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP084
Site Name	Land to the South East of Beech Road, Dunstable
Site Address	Beech Road, Dunstable, LU6 3LY
Settlement	Kensworth (Dunstable)
Size	Submitted Developable Area: 7.66ha
	Submitted Whole Site Area: 8.9ha
	Measured GIS Area: 8.9ha
Proposed Use	Residential
Any other	Possible incorporation of a Community Facility if need was demonstrated. Previously
information	submitted site.

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAC	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 306 Number of proposed dwellings as per CBC methodology: 137
Floor	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential 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	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally 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?	Yes	Site is 100% within AONB
Does	the site continue to next stage?		No

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

Site Assessment Framework for HOUSING²

Site details	
Reference Number	ALP300
Site Name	Packhorse Industrial Estate off A5, Kensworth and adjoining land to the North and West
Site Address	PackHorse Industrial Estate, Watling Street, Dunstable, Bedfordshire, LU6 3QL
Settlement	Kensworth
Size	Submitted Developable Area: 10.6ha
	Submitted Whole Site Area: 10.6ha
	Measured GIS Area: 10.7ha
Proposed Use	Residential, potential to retain anrea of B-use provision
Any other	Submitted in 2014, on the same land as ALP 301
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80%	Yes	Number of proposed dwellings as per proforma: 172 Number of proposed dwellings as per CBC methodology: 190
	2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		
Flood Risk (All sites which reach Stage 2 will be subject to the 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.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% of site is within AONB
Does	the site continue to next stage?		No
			·

² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING³

Site details			
Reference Number	ALP301		
Site Name	Packhorse Industrial Estate off A5, Kensworth		
Site Address	Pack Horse Industrial Estate, Watling Street, Dunstable, Bedfordshire, LU6 3QL		
Settlement	Kensworth		
Size	Submitted Developable Area: 1.83ha		
	Submitted Whole Site Area: 1.83ha		
	Measured GIS Area: 1.83ha		
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 sm	all or cont	lict with national policy designations.
Provisional Site Capacity		
1 Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 40 Number of proposed dwellings as per CBC methodology: 44
Flood Risk (All sites which reach Stage 2 will be subject to	the Seque	ential Test)
Is more than 50% of the site located in Flood Zone 2 or 3?	No	,
Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach	Stage 2 b	e subject to detailed assessment)
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.
Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% within AONB
Does the site continue to next stage?		No

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

Site Assessment Framework for HOUSING⁴

Site details	
Reference Number	ALP311
Site Name	Land at Hollicks, Lane, Kensworth
Site Address	Hollicks Lane Farm, Hollicks Lane, Kensworth
Settlement	Kensworth
Size	Submitted Developable Area: 1.5ha
	Submitted Whole Site Area: 3.63ha
	Measured GIS Area: 3.96ha
Proposed Use	Residential, Community woodland
Any other	Same site as NLP108
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.

CTAC	T 4 A ACCECCMENT		
	GE 1A ASSESSMENT	ll or coul	list with notional nalisy designations
	stage of the assessment rules out sites that are too sma	ii or conii	lict with national policy designations.
	sional Site Capacity	I	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted	No	Number of proposed dwellings as per proforma: 20 Number of proposed dwellings as per CBC methodology: 36
	Developable Area, or the area measured in GIS if this is smaller.		
Flood	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	stage 2 be	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% in AONB
Does	the site continue to next stage?		No

⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁵

Site details	
Reference Number	NLP005
Site Name	Kensworth
Site Address	Land on the south west side of isle of Wight Lane, Kensworth, Bedfordshire
Settlement	Kensworth
Size	Submitted Developable Area: 23ha
	Submitted Whole Site Area: 23ha
	Measured GIS Area: 25.5ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAC	GE 1A ASSESSMENT		
This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity	ii Oi COIIII	ilet with hational policy designations.
1	Is the site likely to accommodate less than 10	Yes	Number of proposed dwellings as
1		168	Number of proposed dwellings as
	dwellings? Work out the number of new homes from site size		per proforma:
			700-1,100
	using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and		700-1,100
	services, take into account topography or significant		
	areas of undevelopable land.		Number of proposed dwellings as
	Site Size Gross to net ratio standards		Number of proposed dwellings as per CBC methodology:
	Up to 0.4 hectare 100%		per CBC methodology.
	0.4 to 2 hectares 80%		414
	2 hectares or above 60%		- -
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
	this is smaller.		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	e Seaue	ential Test)
2	Is more than 50% of the site located in Flood Zone 2	No	
_	or 3?		
3	Is more than 50% of the site at risk from surface	No	
	water flooding?		
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	Site is not covered by any
	significant designations? These are: Sites of Special		designations, however submission
	Scientific Interest, National Nature Reserves,		indicates a Country Wildlife Site
	Scheduled Monuments, Registered Parks and		exists on site.
	Gardens.		
5	Is more than 50% of the site located within the Area	Yes	100% within AONB
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		No

 $^{^{5}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	NLP020
Site Name	WISE001
Site Address	Land Adjacent to Common Road B4540, Kensworth, Bedfordshire
Settlement	
Size	Submitted Developable Area: Not given Submitted Whole Site Area: Not given
	Measured GIS Area: 4.19ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAGE 1A ASSESSMENT				
This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 250 Number of proposed dwellings as per CBC methodology: 75	
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No		
3	Is more than 50% of the site at risk from surface water flooding?	No		
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally 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?	Yes	100% within AONB	
Does	Does the site continue to next stage?			

 $^{^{6}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁷

Site details			
Reference Number	NLP021		
Site Name	WISE002		
Site Address	Land Adjacent Dove House Lane, Kensworth, Bedfordshire		
Settlement	Kensworth		
Size	Submitted Developable Area: Not given		
	Submitted Whole Site Area: Not given		
	Measured GIS Area: 1.52ha		
Proposed Use	Residential		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	STAGE 1A ASSESSMENT				
	tage of the assessment rules out sites that are too sma	ll or confi	lict with national policy designations.		
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 90 Number of proposed dwellings as per CBC methodology: 36		
Elood	this is smaller.	o Sogue	ntial Tast\		
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 No					
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 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% AONB		
Does	the site continue to next stage?		No		

⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁸

Site details	
Reference Number	NLP022
Site Name	WISE003
Site Address	Land off Russell Close, Kensworth, Bedfordshire
Settlement	Kensworth
Size	Submitted Developable Area: not given Submitted Whole Site Area: not given
	Measured GIS Area: 3.73ha
Proposed Use	Residential
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity	T			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 223 Number of proposed dwellings as per CBC methodology: 67		
	this is smaller.				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			ential Lest)		
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 on site		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% in AONB		
Does	the site continue to next stage?		No		

⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁹

Site details	
Reference Number	NLP108
Site Name	Hollicks Lane Farm
Site Address	Hollicks Lane Farm, Hollicks Lane, Kensworth, LU6 2PL
Settlement	Kensworth
Size	Submitted Developable Area: 1.6ha Submitted Whole Site Area: 3.8ha Measured GIS Area: 3.96ha
Proposed Use	Residential
Any other information	Is a resubmission of ALP311

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

CTAC	GE 1A ASSESSMENT		
This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity	ii Oi COIII	not with hational policy designations.
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
•	•	INO	Number of proposed dwellings as
	dwellings? Work out the number of new homes from site size		per proforma:
	using density of 30dph and exclude up to 40 %		20
	depending on site size of land for infrastructure and		20
	services, take into account topography or significant		Number of proposed dwellings as
	areas of undevelopable land.		per CBC methodology:
	Site Size Gross to net ratio standards		per CBC methodology.
	Up to 0.4 hectare 100%		38
	0.4 to 2 hectares 80%		50
	2 hectares or above 60%		
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
	this is smaller.		
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			ential Test)
2	Is more than 50% of the site located in Flood Zone 2	No	,
	or 3?		
3	Is more than 50% of the site at risk from surface	No	
	water flooding?		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally	No	No designations found on site.
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	Yes	100% within AONB.
	of Outstanding Natural Beauty?		
Does the site continue to next stage?			No

⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING¹⁰

Site details	Site details			
Reference Number	NLP331			
Site Name	Plewis Field, Kensworth			
Site Address	Plewis Field, Kensworth, Bedfordshire			
Settlement	Kensworth			
Size	Submitted Developable Area: 3.941ha			
	Submitted Whole Site Area: 3.941ha			
	Measured GIS Area: 3.94ha			
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.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 70-100 Number of proposed dwellings as per CBC methodology: 71		
	this is smaller.				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			ntial 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.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% within AONB		
Does	the site continue to next stage?		No		

¹⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING¹¹

Site details	Site details			
Reference Number	NLP467			
Site Name	Clayhall Road Allotments			
Site Address	Clayhall Road			
Settlement	LU6 3RF			
Size	Submitted Developable Area: Not provided Submitted Whole Site Area: Not provided Measured GIS Area: 1.51ha			
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.					
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: Up to 80 Number of proposed dwellings as per CBC methodology: 36		
Flood	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.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% in AONB		
Does	Does the site continue to next stage?				

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

Site Assessment Framework for HOUSING¹²

Site details	Site details				
Reference Number	NLP475				
Site Name	Clayhall Road				
Site Address	Clayhall Road				
Settlement	Kensworth				
Size	Submitted Developable Area: Not given Submitted Whole Site Area: Not given Measured GIS Area: 3.07ha				
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.

CTAC	T 4 A ACCECCMENT							
	STAGE 1A ASSESSMENT							
This stage of the assessment rules out sites that are too small or conflict with national policy designations.								
Provisional Site Capacity								
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as					
	dwellings?		per proforma:					
	Work out the number of new homes from site size		70.400					
	using density of 30dph and exclude up to 40 %		70-100					
	depending on site size of land for infrastructure and							
	services, take into account topography or significant	· ·	Number of proposed dwellings as					
	areas of undevelopable land.		per CBC methodology:					
	Site Size Gross to net ratio standards							
	• Up to 0.4 hectare 100%		55					
	 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.							
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	No						
	or 3?							
3	Is more than 50% of the site at risk from surface	No						
	water flooding?							
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)								
4	Is more than 50% of the site covered by nationally	No	No designations found on site.					
	significant designations? These are: Sites of Special							
	Scientific Interest, National Nature Reserves,							
	Scheduled Monuments, Registered Parks and							
	Gardens.							
5	Is more than 50% of the site located within the Area	Yes	100% in AONB					
	of Outstanding Natural Beauty?							
Does the site continue to next stage?			No					

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

Site Assessment Framework for HOUSING¹³

Site details						
Reference Number	NLP476					
Site Name	Kensworth Primary School					
Site Address	Clayhall Road					
Settlement	LU6 3RF					
Size	Submitted Developable Area: Not given Submitted Whole Site Area: Not given Measured GIS Area: 0.84ha					
Proposed Use	Residential					
Any other information						

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT							
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
	Provisional Site Capacity							
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: Up to 80 Number of proposed dwellings as per CBC methodology: 20					
Floor	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	onally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)					
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.					
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% AONB					
Does	the site continue to next stage?		No					

¹³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



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