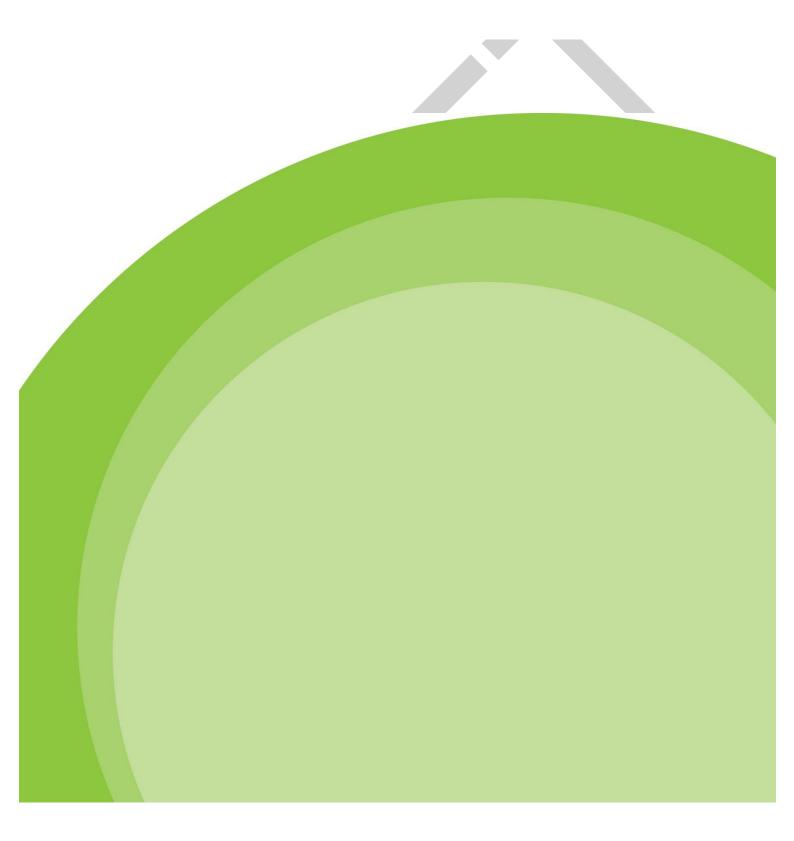


# **Site Assessment Forms**

Studham



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

Site details	
Reference Number	ALP137
Site Name	Hedgeside
Site Address	Dunstable Road, Studham, Bedfordshire, LU6 2QJ
Settlement	Studham (Holywell)
Size	Submitted Developable Area: 1.7ha
	Submitted Whole Site Area: 1.7ha
	Measured GIS Area: 1.24ha
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.

	GE 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	II or conf	lict 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%  10.4 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:  27  Number of proposed dwellings as per CBC methodology:  30	
	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	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% in AONB	
Does	Does the site continue to next stage?			

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

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

Site details	
Reference Number	NLP238
Site Name	Between 41 & 55 Common Road, Studham
Site Address	Between 41 & 55 Common Road, Studham, LU6 2NG
Settlement	Studham
Size	Submitted Developable Area: 0.526ha
	Submitted Whole Site Area: 0.526ha
	Measured GIS Area: 0.57ha
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.

	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	Work out the number of new homes from site size				
	using density of 30dph and exclude up to 40 %		10		
	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		Number of proposed dwellings as		
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:		
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>				
	<ul> <li>2 hectares or above 60%</li> </ul>		13		
	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	ne Seque	ntial 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 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% AONB		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		No		

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 $<sup>^{2}</sup>$  Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING<sup>3</sup>

Site details	
Reference Number	NLP254
Site Name	Westhill Farm
Site Address	Dunstable Road, Studham, Bedfordshire, LU6 2QL
Settlement	Studham (Holywell)
Size	Submitted Developable Area: 0.91ha
	Submitted Whole Site Area: 0.91ha
	Measured GIS Area: 0.76ha
Proposed Use	Residential
Any other	Same site as NLP277
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.

	SE 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:  10+  Number of proposed dwellings as per CBC methodology:  18		
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			
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	100% in AONB		
Does the site continue to next stage?					

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

#### **Draft Site Assessment Framework for HOUSING<sup>4</sup>**

Site details	
Reference Number	NLP277
Site Name	Land South of Holywell Road and Adjacent to Dunstable Road Holywell
Site Address	Land South of Holywell Road and Adjacent to Dunstable Road Holywell
Settlement	Studham (Holywell)
Size	Submitted Developable Area: 8-9ha
	Submitted Whole Site Area: 9-10ha
	Measured GIS Area: 9.2ha
Proposed Use	Residential
Any other	
information	

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

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

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.  Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)  Is more than 50% of the site located in Flood Zone 2 or 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)  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.  Is more than 50% of the site located within the Area of Outstanding Natural Beauty?  Per proforma:  100-300  Number of proposed dwellings as per CBC methodology:  Number of proposed velling as per CBC				
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%   162 methodology:   163 methodology:   164 methodology:   164 methodology:   165 methodology:   166 methodology:   166 methodology:   166 methodology:   166 methodology:   167 methodology:   168 methodology:   168 methodology:   168 methodology:   169 methodology:   160 methodolo				
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.  Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)  Is more than 50% of the site located in Flood Zone 2 or 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)  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.  Is more than 50% of the site located within the Area of Outstanding Natural Beauty?  No  No  No  No  No  No  No  No  No  N		~	II or conf	lict with national policy designations.
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 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)  Is more than 50% of the site located in Flood Zone 2 or 3?  Is more than 50% of the site at risk from surface water flooding?  No  No  Nationally significant designations (All sites which reach Stage 2 be 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.  Is more than 50% of the site located within the Area of Outstanding Natural Beauty?  Per proforma:  100-300  100-300  Number of proposed dwellings as per CBC methodology:  No locationally significant designations of the site located in GIS if this is smaller.  Number of proposed dwellings as per CBC methodology:  No locationally significant designations of the site located in GIS if this is smaller.  No locationally significant designations of the site located in GIS if this is smaller.  No locationally significant designations of the site located in GIS if this is smaller.  No locationally significant designations of the site located in GIS if this is smaller.  No locationally significant designations of the site located in GIS if this is smaller.  No lo				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)  Is more than 50% of the site located in Flood Zone 2 or 3?  Is more than 50% of the site at risk from surface water flooding?  No  No  No  No  No  No  No  No  No  N	1	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	Yes	per proforma:  100-300  Number of proposed dwellings as per CBC methodology:
Is more than 50% of the site located in Flood Zone 2 or 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)  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.  Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
<ul> <li>water flooding?</li> <li>No</li> <li>Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)</li> <li>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.</li> <li>Is more than 50% of the site located within the Area of Outstanding Natural Beauty?</li> </ul>	2	Is more than 50% of the site located in Flood Zone 2 or 3?		
Nationally significant designations (All sites which reach Stage 2 be 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.  Is more than 50% of the site located within the Area of Outstanding Natural Beauty?  No No designations found on site.  No No designations found on site.			No	
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.  Is more than 50% of the site located within the Area of Outstanding Natural Beauty?  No Modesignations found on site.  No No designations found on site.	Natio	0	_	e subject to detailed assessment)
of Outstanding Natural Beauty?	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		
Does the site continue to next stage?	5		Yes	100% within AONB
boos the site continue to next stage:	Does	the site continue to next stage?		No

## Site Assessment Framework for HOUSING<sup>5</sup>

<sup>&</sup>lt;sup>4</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site details	
Reference Number	NLP354
Site Name	LongYard, Dunstable Road
Site Address	Long Yard, Dunstable Road Studham, LU6 2QL
Settlement	Studham
Size	Submitted Developable Area: 6.52 Submitted Whole Site Area: 6.52 Measured GIS Area: 7.27
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	NE 4 A ACCECCMENT		
	GE 1A ASSESSMENT	II -	
	stage of the assessment rules out sites that are too sma	ii or com	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10	Yes	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		100
	using density of 30dph and exclude up to 40 %		100
	depending on site size of land for infrastructure and		
	services, take into account topography or significant		
	areas of undevelopable land.	· ·	Number of proposed dwellings as
	Site Size Gross to net ratio standards		per CBC methodology:
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		
	• 0.4 to 2 hectares 80%		117
	<ul> <li>2 hectares or above 60%</li> </ul>		
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
	this is smaller.		
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			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	
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 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	

<sup>&</sup>lt;sup>5</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING<sup>6</sup>

Site details	
Reference Number	NLP393
Site Name	Land Adjacent The Bell Cottages
Site Address	Dunstable Road, Studham, Dunstable, LU6 2QG
Settlement	Studham
Size	Submitted Developable Area: 0.27ha Submitted Whole Site Area: 0.517ha Measured GIS Area: 0.52ha
Proposed Use	
Any other information	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT			
This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provisional Site Capacity			
1	Is the site likely to accommodate less than 10	Yes	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		
	using density of 30dph and exclude up to 40 %		10
	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		Number of proposed dwellings as
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>		
	<ul><li>2 hectares or above 60%</li></ul>		_
	Note: for this calculation use the submitted		8
	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 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

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



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