

ID
762

a) Address of site
Land at Gibraltar Corner, corner of Wootton Road/ Wood End Lane, Kempston, MK43 9BN
0.16 ha

a) What is the primary use you propose for the site?
Housing

Site size (ha)
0.25

The number of dwellings the site could provide.
4-5 dwellings

Site size threshold
Above

The gross floor space that the site could provide.

Overriding constraint?
None

Stage 1 conclusion
Include in next stage of assessment

Stage 2 Assessment of suitability, availability & achievability

Site is available , Site is likely to be achievable

Stage 2 conclusion
Include in next stage of assessment

Stage 3 Assessment against sustainability objectives

1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

1b. Accessible on foot to a food store?

++ A site accessibility score of 8 is recorded where 8 is 0 - 10 minutes' walk.

1c. Accessible on foot to a primary school?

+ A site accessibility score of 6 is recorded where 6 is 11 - 20 minutes' walk.

1d. Accessible on foot or by bus to a major employer?

+ The site is within 10 minutes' walk of a bus stop with a regular bus service (at least hourly) which enables travel 8am-6pm Monday to Friday to a major employer or it is possible to walk to a major employer within 10 minutes.

1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

2a. Within or adjoining site of nature conservation importance

+ The site is not within or adjoining a site of nature conservation importance

2b. In an area where protected species are known or likely to exist?

? Uncertain or insufficient information.

2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

2d. Able to link into the green infrastructure opportunity network?

0 The site is not within or adjoining the green infrastructure opportunity network or the impact of the proposal is neutral.

2e. Likely to impact on an area currently providing ecosystem services.

+ Opportunity area for 3 or more ecosystem services covers less than 25% of the site.

3a. Proposing a renewable energy scheme or extra energy efficiency standards?

0 No renewable energy generation scheme included and efficiency standards that meet normal standards.

3b. Within or adjoining the urban area, a defined settlement policy area or the built form of a small settlement?

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

3c. Accessible on foot to a food store?

++ A site accessibility score of 8 is recorded where 8 is 0 - 10 minutes' walk.

3d. Accessible on foot to a primary school?

+ A site accessibility score of 6 is recorded where 6 is 11 - 20 minutes' walk

3e. Accessible on foot or by bus to a major employer?

+ The site is within 10 minutes' walk of a bus stop with a regular bus service (at least hourly) which enables travel 8am-6pm Monday to Friday to a major employer or it is possible to walk to a major employer within 10 minutes.

4a. Likely to impact on designated or nondesignated heritage assets or their settings?

0 The proposal appears to have no impact on heritage assets and their significance.

5a. Likely to increase future economic and employment opportunities?

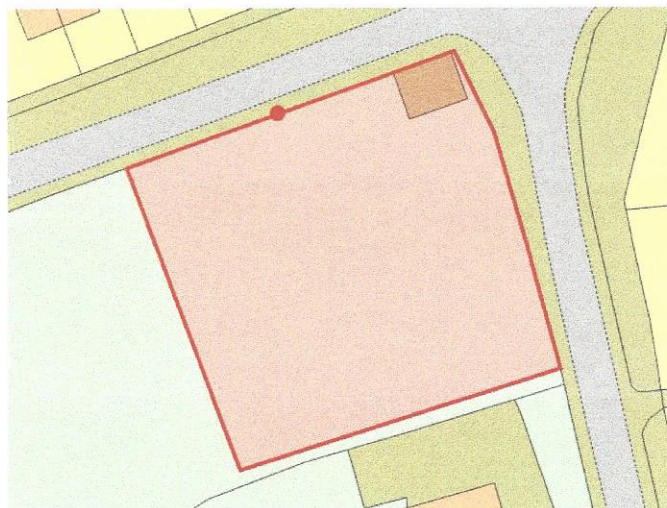
0 Proposal is not employment related.

6a. Proposing a main town centre use in, on the edge or outside of a town centre?

0 Proposal does not include a main town centre use.

7a. Within 400m of an existing open space or proposing open space within it?

x The proposal does not include and is not within 400m walking distance of a publicly accessible open space.



7b. Within 800m of a sports facility or proposing a sports facility within it?

x The proposal does not include and is not within 800m of a publicly accessible sports facility

8a. Likely to have a significant adverse impact on the surrounding landscape?

? It is uncertain what effect the proposal is likely to have on the landscape / more information is required.

8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

12a. Likely to provide a mix of housing, including affordable housing?

x The site is unlikely to provide a mix of housing and/or is unlikely to include affordable housing.

12b. Able to address a particular housing need?

x The development will not meet identified needs eg elderly, care, travellers.

13a. Within 800m of a facility where cultural or social activities can be accessed?

+ The site is within 800m of a facility where cultural or social activities can be accessed.

14a. Likely to encourage social cohesion?

0 Neutral.

14b. Likely to help make the area safer? +

+ The development is likely to increase public surveillance or increase activity.

15a. Within or adjoining the urban area, a defined settlement policy area or the built form of a small settlement?

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

15b. Accessible on foot to a food store?

++ A site accessibility score of 8 is recorded where 8 is 0 – 10 minutes' walk.

15c. Accessible on foot to a primary school?

+ A site accessibility score of 6 is recorded where 6 is 11 – 20 minutes' walk

15d. Accessible on foot or by bus to a major employer?

+ The site is within 10 minutes' walk of a bus stop with a regular bus service (at least hourly) which enables travel 8am-6pm Monday to Friday to a major employer or it is possible to walk to a major employer within 10 minutes.

15e. Connect highway without constraint?

+ No access constraints

15f. Highway or junction capacity issues

+ No capacity issues

Stage 4 Assessment against additional constraints and other considerations**Highway comments**

Access from north (Wood End Lane) frontage of site. There are approx. 4 bus services (2 routes) per hour stopping within 150m of the site. The site is within 500m of the start of a mostly off-road cycle route to Bedford town centre. Pedestrians: There is no footway on the side of both roads that the development would front on to. A new footway that side of the road or a pedestrian crossing to the existing footway would be needed.

Contaminated Land**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

Environmental Health notes

no noise concerns

Site assessment conclusions

This site forms part of a larger allocation HOU13 - Land at Gibraltar Corner. The larger site has been assessed separately - see Sites 636 and 1333.