



14 August 2020

Bedford Borough Council
Planning Policy Team
Borough Hall
Cauldwell Street
Bedford
MK42 9AP

Sent via email: planningforthefuture@bedford.gov.uk

Dear Sir/Madam

RE: BEDFORD BOROUGH LOCAL PLAN: CALL FOR SITES

I write on behalf of Barratt David Wilson Developments Ltd ('BDW') who welcome the opportunity to submit sites for consideration in the Local Plan Review. BDW are the Nation's largest homebuilder providing perfect homes for a variety of customers ranging from first time buyers to large luxury family homes and have been rated a Five Star Homebuilder for 11 consecutive years (HBF Customer Service Survey).

David Wilson Homes (DWH) South Midlands are the Lead Developer at Land at Great Denham. DWH are committed to the continued promotion of this site which is considered to be a sustainable site for delivery.

In response to the Council's Call for Sites, this representation relates to three parcels of land which together form part of 'Land West of Bedford.' The approximate boundaries of these sites are identified in drawing: RL01. The three parcels of land are as follows:

- Land West of Mercia Road;
- Land East of Mercia Road; and,
- Land off Danegeld Avenue and Greenkeepers Road.

In addition to this letter, the following documentation form part of this submission:

- Site Location Plan (drawing reference: RL01);
- Call for Site Form – Land West of Mercia Road;
- Call for Site Form – Land East of Mercia Road;
- Call for Site Form – Land off Danegeld Avenue and Greenkeepers Road; and,
- Local Plan 2030 Statement of Common Ground between David Wilson Homes and Bedford Borough Council (July 2019).

The Sites

Great Denham is located within the Bedford Urban Area as identified by the existing planning policy context. The Bedford Urban Area (alongside Kempston) is considered the most accessible location in the Borough and the area with the most facilities available. Therefore, the Site is considered to be within a sustainable location which reduces the need for residents to travel and provides opportunities for residents to utilise sustainable modes of travel. Development of the remaining parcels of land will also ensure the efficient use of land in accordance with the National Planning Policy Framework (NPPF) (2019).

The wider Great Denham Sustainable Urban Extension (SUE) provides a range of facilities, the additional residential dwellings within the vicinity will support and enhance the strong and vibrant community.

All three sites are greenfield land within the control of BDW and as such can be considered as suitable, available and deliverable for residential development.

Land East and West of Mercia Road

This Sites are located either side of Mercia Road at the heart of the existing Development. The Sites were historically allocated as part of the Biddenham Loop Development Area (Policy H6 of the 2002 Local Plan). Following this, planning permission was granted for a Sustainable Urban Extension under 02/00078/OUT. As part of this permission these sites were identified for educational purposes, originally for a Lower School and Middle School. In 2011 the Council's school system changed to a two-tier system. As a result of this, a primary school was built adjacent to land west of Mercia Road and DWH agreed to transfer additional land to the Council to facilitate an extension to the existing primary school from two form entry to three form entry. This position was set out in the attached Statement of Common Ground which supported the Local Plan Hearing.

Having assessed the capacity land east and west of Mercia Road cumulatively they can accommodate approximately 127 dwellings, distributed as follows:

- Land East of Mercia Road – approximately 60 dwellings
- Land West of Mercia Road – approximately 67 dwellings

Land off Danegeld Avenue and Greenkeepers Road

The Site is located to the south of Greenkeepers Road and adjacent to Great Denham SUE which is now substantially complete. The River Ouse and Kempston are located to the east of the Site.

The Site comprises an area of open amenity land. This was set out in the Statement of Common Ground between Bedford Borough Council and David Wilson Homes which was submitted in respect of the Local Plan 2030 Examination. It was agreed that the site will not be transferred to the Council as part of Great Denham Country Park and as such, remains in private ownership.

An initial assessment of the site's capacity is approximately 200 dwellings.

Technical Considerations

The Sites are deemed to have limited constraints, however, in terms of technical considerations, the following observations can be made:

Access

Access to all three Sites can be provided directly from the existing highways network. The highway network adjacent to the Sites remains within the control of DWH. Proposals for the Site will be based on an appropriate transport assessment and a suitable access design.

Flood Risk

Land off Danegeld Avenue and Greenkeepers Road is partly located within Flood Risk Zone 2 and Flood Zone 1. The parcels of land at Mercia Road are located within Flood Zone 1. Appropriate flood risk assessments and any necessary mitigation will be provided as part of a future planning application.

Noise

The residents of the new Developments are not expected to be subject to any adverse noise impacts associated with the location of the site. Any required noise attenuation required would be addressed as part of a planning application.

Ecology

A Phase 1 Ecology Assessment would be carried out as part of the preparation of any planning application.

Heritage

There are no identified listed buildings on or near the site, therefore the impact of development of this site on heritage assets is considered to be low.

Phase 1 Environmental Report

A Phase 1 Environmental Risk Assessment will be carried out to inform any future planning application. Given that the sites are greenfield, the risk of pollution on the sites is anticipated to be low.

Services and Utilities Report

The extent of services and utilities on and near to the sites will be assessed as part of any preparation for a planning application. Capacity of these utilities to serve the Development will also be assessed to ensure that the sites can be sufficiently serviced.

Conclusions

BDW control three undeveloped parcels of land which cumulatively can accommodate approximately 327 dwellings. The three Sites put forward by BDW are within the Bedford Urban Area and as such can be considered sustainable, meeting the objectives of the National Planning Policy Framework.

The Sites are considered to be suitable, available and deliverable for residential development. Due to the Sites being within the control of a homebuilder they are deliverable within the early stages of the plan making a significant contribution to the Council's Five-Year Housing Land Supply. As such, the Sites should be considered favourably in the Local Plan review.

Should you have any questions, or require any clarification on the content in this letter please do not hesitate to contact me on the below email address.

Yours faithfully

[Redacted signature]

[Redacted name]
[Redacted title]

Senior Planner

Email: [Redacted email address]

Enc. Site Location Plan (drawing ref: RL01)
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CC. [Redacted name]
[Redacted name]