Statement of Common Ground between Bedford Borough Council and David Wilson Homes in respect of Great Denham Call for Sites parcels:

135 west of Mercia Road

132 East of Mercia Road

133 Excluded land parcel 1 South

134 Excluded land parcel 2 North

At the Local Plan Examinations hearing sessions on Friday 31st May and Tuesday 18th June 2019 there was a discussion about the four Great Denham Parcels above. These are shown on the plan at Appendix A.

David Wilson Homes sought the allocation of all four parcels for residential development. The Council's position is that part of parcel 135 and the whole of parcel 132 are already included in the housing trajectory and that in the context of the Council's site selection methodology Parcels 133 and 134 are not suitable sites for residential development.

The Inspectors asked for a Statement of Common Ground setting out what is agreed and not agreed between the two parties in respect of the four sites.

Sites 135 and 132

It is agreed that:

Sites 135 and 132 sites are located on land which falls within the development area of Policy H6 of the 2002 Local Plan policy for Biddenham Loop. Following the adoption of the plan planning permission was granted under 02/00078/OUT.

The sites (along with 2 hectares of land to the west of parcel 135) were identified for educational purposes, originally for a Lower School and Middle school. In 2011 the Council's school system changed from three to two tier and a Primary school was subsequently built on the land immediately to the west of parcel 135.

In 2017 informal discussions were held on the approach to be taken to the remaining school land (sites 135 and 132). Council and David Wilson Homes agreed on a without prejudice basis that the sites could be used for residential development subject to the northern part of site 135 being transferred to the Council for additional playing space for the existing primary school, which was to be increased in size from two forms of entry to three forms of entry.

In parallel to this David Wilson Homes submitted site 132 and part of site 135 at the Call for Sites stage of the emerging Local Plan as sites with potential for residential development.

On the basis that the principle of residential development was acceptable the Council included additional capacity of 129 dwellings in its Housing Monitoring report and housing trajectory, the latest examples being the documents at ED14¹ and ED16².

The Council's Housing Monitoring report (ED14) shows in the Great Denham section that there are 129 dwellings which do not have a reserved matters approval. These are included in the 271 dwellings which are outstanding in Great Denham (see extract from ED14 at Appendix B).

The 271 dwellings which are shown to be outstanding in Great Denham in ED14 are also shown in the housing trajectory (ED16). Given that the development of parcels 135 and 132 will require the submission of new full applications it is not expected that the dwellings will be complete by the end of year 20/21 but it is envisaged that they will be completed in the five year period. The planning application for site 135 will include the provision of 0.46 hectares of land for the expansion of the school playing field (see Appendix C: land for school playing field)

Sites 133 and 134.

It is agreed that:

Site 133 has been developed for a pavilion and playing pitches and is due to be transferred to the Council as part of the Great Denham Country Park. The site was assessed by the Council as part of the site selection process and excluded at step two because it was not suitable for residential use due to the future provision of sports facilities. (See Appendix D: site assessment proforma for site 133)

Site 134 is an area of open amenity land which will not be transferred to the Council as part of the Country Park. The site was assessed by the Council as part of the site selection process and excluded at step two because it was not suitable for residential use due to the future provision of sports facilities. (See Appendix E site assessment proforma for site 134). The statement in the proforma is incorrect in its reference to the sports facilities as only the land to the south (Parcel 133) has been required for this use. The site is however designated as urban open space under policy AD43 of the Allocations and Designations Local Plan as a park, garden or open space providing an amenity use for the surrounding area (criterion ii) and was identified as open space under policy H6 and the Biddenham Loop development

brief (see Appendix F extract from Bedford Borough Local Plan 2002).

 $[\]frac{http://edrms.bedford.gov.uk/OpenDocument.aspx?id=VXhluMme5YcWgqKxlgozrw%3d%3d&name=ED14%20Monitoring%20Report%202018-19%20Interim%20Position%20Statement.pdf}{}$

It is not agreed that:

Residential would be an acceptable use for site 134 as an alternative to the open space use identified in the development brief for the site.

Residential use would compromise the reason for the urban open space designation.

Signed

Name: Date 29 July 2019

For and on behalf of Bedford Borough Council

Signed

Name: Date 26 JULY 2019

For and on behalf of David Wilson Homes



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Ah Comps Ab		Land r/o Brook Farm, 15 Wootton Road Three Ways Farm, West End Road Land east of 59 Wootton Road Three Ways Farm, West End Road, Kempston 23 Box End Road Kempston		The Old Manse, 6 Mansion Lane	adj 9 Odell Road 59b High Street Land to the rear of Meadowcross, 27 The Moor Riverbank, Carlton Road, MK43 7DS Willowmeade, School Lane The Bungalow, Mowhills		Land at Biddenham Loop/Gt Denham Great Denham parcel H10(ii) part H11iiA, Gt Denham Great Denham, Parcel H10(i) (phase 2) Area H11iib Greenkeepers Road Land to the South of Saxon Way and West of Wortham Close Land at parcel H11 (ii)b Part of parcel H9(iiib) Land East of Anglia Way	Great Denham parcel H8		Land at 59-61 Roxton Rd Land south of Silver Street	Site Address Great Barford House, Roxton Rd Land off Green End Road
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Site description			EMPERSON OF THE PROPERTY OF TH
Site reference		133	
Address of site	Excluded land parcel 1 (South), West of Bedford	133	Appendix D
Parish/ ward	Great Denham / Kempston Rural		Appendix D
Proposal	residential development for 185 family houses		
	raisal to identify which sites will be taken forward for further a	ssessment	
	er than 5 dwellings or provide less than 0.25ha land for employ		are and a second se
Site threshold	o an pro-	above threshold	
Does the site have overriding environmen	ntal or physical constraints?		
Nature Conservation	and a City of arbitrary supplies and the property of the second state of the second	A STATE OF THE STA	
Flood Risk		2/ 3a/ 3b	
Is the site located within or adjacent to th	e urban area or group 1 or 2 villages or in close proximity to the		d access to supporting infrastruture and services?
Description of location		within SPA/UA	a decess to supporting intrastreture and services:
Site selection process step 1 - Conclusions	s and reasons		
Step 1 conclusion		Include in next stage of assessm	ent
Site selection process step 2 - Assessing t	the suitability and availability of each potential site		
Is the site suitable for development?			
Suitability		Α	
Site selection process step 2 - Conclusions	s and reasons	n elektrikative varie	
Step 2 conclusion		Exclude from further assessme	nt
Site selection process step 3 - Assessing t	the deliverability of each site including viability considerations		
Council's viability assessment		See a series and the series of the series and the s	
Viability		G	
Site selection process step 3 - Conclusions	s and reasons		
Step 3 conclusion		• •	
Site selection process step 4 - Assessing h	now each site will contribute to meeting the objectives of the	olan and identifying those which pe	erform most strongly against key criteria
Sustainability (efficient use of resources a			
_and use		A	
Contamination		G	
Source protection zone		Α	
Walkability - GP		4	
Walkability - primary school		6	
Walkability - food store	1	4	
² ublic transport access to major employer	ř	G	
Flood risk		Α	
Contribution to improving housing supply	through broadening the range of site sizes and site types which	are available	
Gross site area (ha)		6.67 ha	· ·
The type of housing proposed		 Family houses 	
Ability to deliver necessary infrastructure	and services		
Education		- *	
Community and other benefits offered		-	8
Constraints	and the second second	€	The state of the s
Heritage		G	
Vature Conservation		G .	
Rights of way		F	
Access constraints		Α .	
Any other constraints			
Vinerals and Waste		None.	
Highways DC comments			

Objection:

- proposed site does not conform to the GDDGC 2009 in relation to residential location and is located on the identified Country Park Estates Parkland it is not in conformity of existing design guidance in relation to proposed infrastructure or land use.

Recommendations:

- Great Denham Design Guide and Code be followed
- appropriate parking provision
- Manual for Streets be followed
- can be accessed easily via Jct 3 of the A428

Overall conclusions

The site was excluded from further assessment at Stage 2 due to the future provision of sports facilities on this site as part of the West of Bedford development consented under reference 02/00787/OUT.

Appendix E

Address of site Parish/ ward

Excluded land parcel 2 (North), West of Bedford

Great Denham / Kempston Rural

Proposal residential development for 170 dwellings Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment

Is the site proposed to accommodate fewer than 5 dwellings or provide less than 0.25ha land for employment?

Does the site have overriding environmental or physical constraints?

Nature Conservation

Description of location

Flood Risk Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastrcture and services?

Site selection process step 1 - Conclusions and reasons

Step 1 conclusion

within SPA/UA Include in next stage of assessment

Exclude from further assessment

G

G

Α

8

8

G

5.90 hectares

Family houses

G

G

Α

None.

134

above threshold

Site selection process step 2 - Assessing the suitability and availabili

Is the site suitable for development?

Suitability

Site selection process step 2 - Conclusions and reasons

Step 2 conclusion

Site selection process step 3 - Assessing the deliverability of each site including viability considerations

Council's viability assessment

Viability

Site selection process step 3 - Conclusions and reasons

Step 3 conclusion

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against key criteria

Sustainability (efficient use of resources and accessibility)

Land use Contamination

Source protection zone Walkability - GP

Walkability - primary school Walkability - food store

Public transport access to major employer Flood risk

Contribution to improving housing supply through broadening the range of site sizes and site types which are available

Gross site area (ha) The type of housing proposed

Ability to deliver necessary infrastructure and services

Education

Community and other benefits offered Constraints

Heritage

Nature Conservation Rights of way

Access constraints

Any other constraints Minerals and Waste

Highways DC comments

Objection:

- proposed site does not conform to the GDDGC 2009 in relation to residential location and is located on the identified Country Park Estates Parkland it is not in conformity of existing design guidance in relation to proposed infrastructure or land use.

Recommendations:

- Great Denham Design Guide and Code be followed
- appropriate parking provision
- Manual for Streets be followed
- can be accessed easily via Jct 3 of the A428

Overall conclusions

The site was excluded from further assessment at Stage 2. It is not suitable for allocation because sports facilities are to be provided on this site as part of the West of Bedford development which was consented under reference: 02/00787/OUT.

