

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).

1

<http://edrms.bedford.gov.uk/OpenDocument.aspx?id=VXhluMme5YcWggKxlgozrw%3d%3d&name=ED14%20Housing%20Monitoring%20Report%202018-19%20Interim%20Position%20Statement.pdf>

2

<http://edrms.bedford.gov.uk/OpenDocument.aspx?id=LAoXF%2bTD4I%2fGOu8vJWIZsA%3d%3d&name=ED16%20May%202019%20LP2030%20trajectory%20SD%2036%20update.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: [REDACTED]

Date 29 July 2019

For and on behalf of Bedford Borough Council

Signed

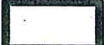
Name: [REDACTED]

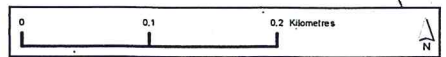
Date 26 July 2019

For and on behalf of David Wilson Homes

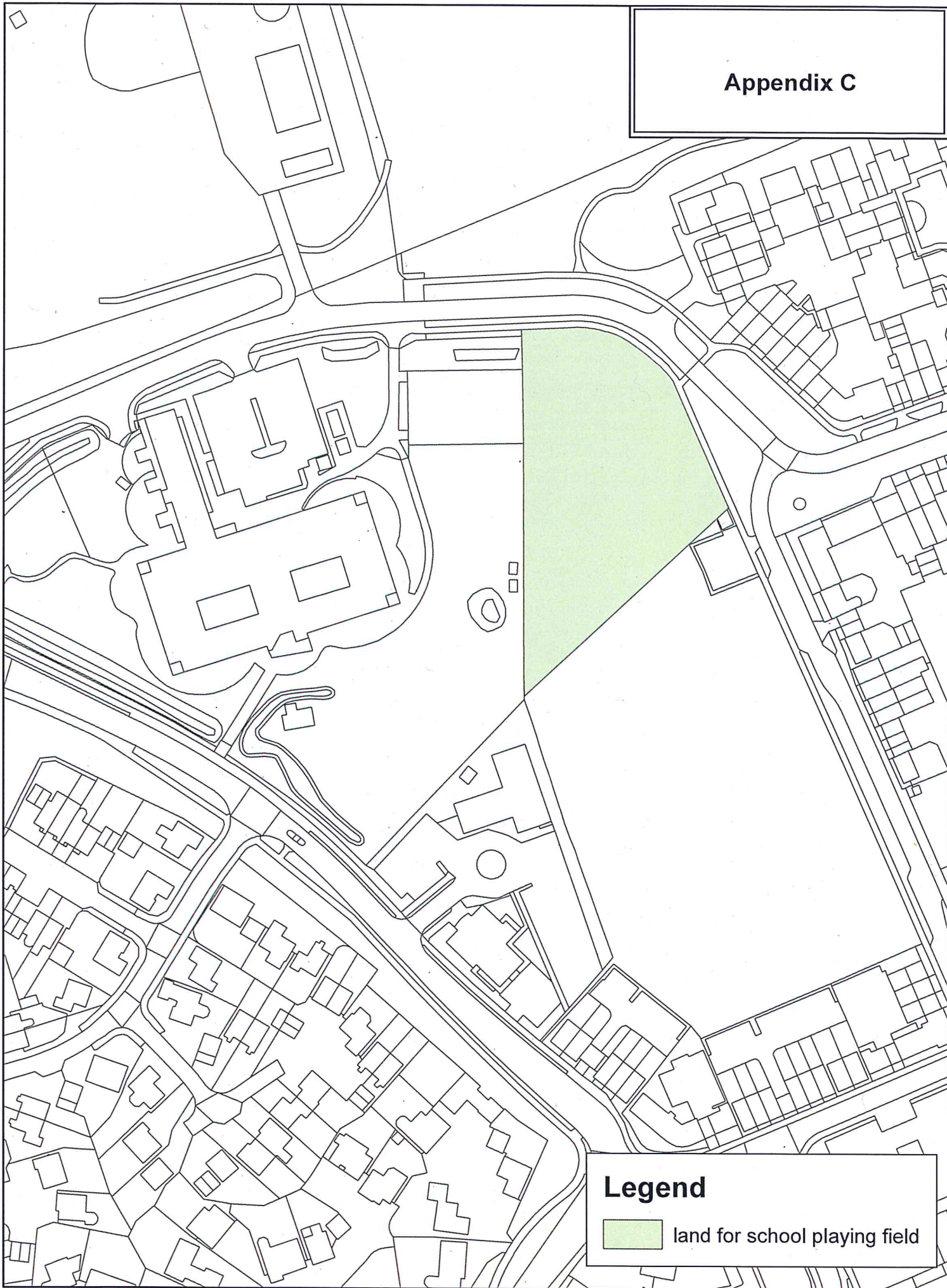


Legend

 submitted sites



Appendix C



Legend

 land for school playing field



Site description		133
Site reference		133
Address of site	Excluded land parcel 1 (South), West of Bedford	
Parish/ ward	Great Denham / Kempston Rural	
Proposal	residential development for 185 family houses	
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?		
Site threshold		above threshold
Does the site have overriding environmental or physical constraints?		
Nature Conservation		-
Flood Risk		2/ 3a/ 3b
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 infrastructure and services?		
Description of location		within SPA/UA
Site selection process step 1 - Conclusions and reasons		
Step 1 conclusion		Include in next stage of assessment
Site selection process step 2 - Assessing the suitability and availability of each potential site		
Is the site suitable for development?		
Suitability		A
Site selection process step 2 - Conclusions and reasons		
Step 2 conclusion		Exclude from further assessment
Site selection process step 3 - Assessing the deliverability of each site including viability considerations		
Council's viability assessment		
Viability		G
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		A
Contamination		G
Source protection zone		A
Walkability - GP		4
Walkability - primary school		6
Walkability - food store		4
Public transport access to major employer		G
Flood risk		A
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		-
Constraints		-
Heritage		G
Nature Conservation		G
Rights of way		F
Access constraints		A
Any other constraints		-
Minerals 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.		

Site reference	134
Address of site	Excluded land parcel 2 (North), West of Bedford
Parish/ ward	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?	
Site threshold	above threshold
Does the site have overriding environmental or physical constraints?	
Nature Conservation	-
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 infrastructure and services?	
Description of location	within SPA/UA
Site selection process step 1 - Conclusions and reasons	
Step 1 conclusion	Include in next stage of assessment
Site selection process step 2 - Assessing the suitability and availability of each potential site	
Is the site suitable for development?	
Suitability	A
Site selection process step 2 - Conclusions and reasons	
Step 2 conclusion	Exclude from further assessment
Site selection process step 3 - Assessing the deliverability of each site including viability considerations	
Council's viability assessment	
Viability	G
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	A
Contamination	G
Source protection zone	A
Walkability - GP	6
Walkability - primary school	8
Walkability - food store	8
Public transport access to major employer	G
Flood risk	A
Contribution to improving housing supply through broadening the range of site sizes and site types which are available	
Gross site area (ha)	5.90 hectares
The type of housing proposed	Family houses
Ability to deliver necessary infrastructure and services	
Education	-
Community and other benefits offered	-
Constraints	
Heritage	G
Nature Conservation	G
Rights of way	-
Access constraints	A
Any other constraints	-
Minerals and Waste	None.
Highways DC comments	
<p>Objection:</p> <ul style="list-style-type: none"> - 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. <p>Recommendations:</p> <ul style="list-style-type: none"> - 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.

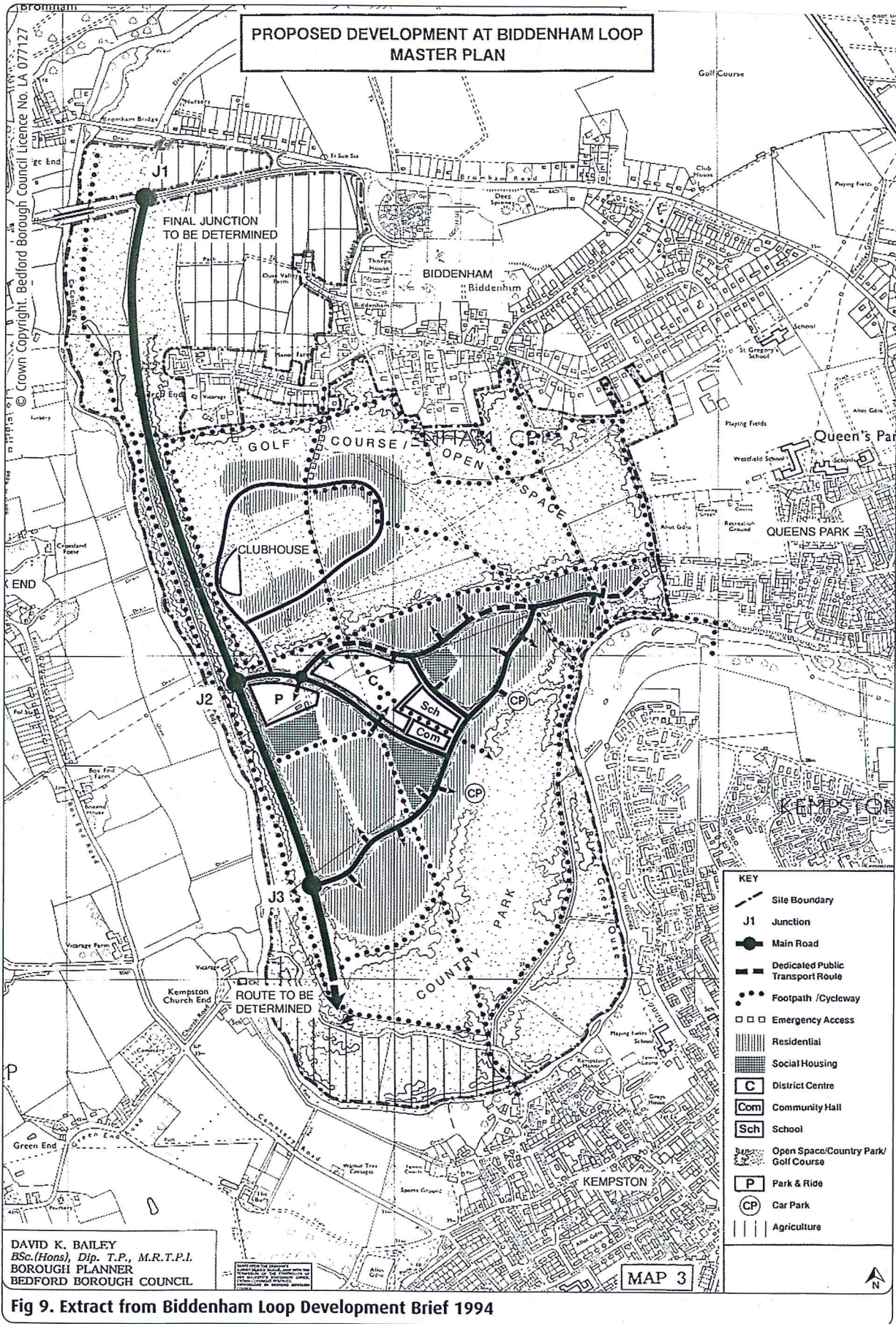


Fig 9. Extract from Biddenham Loop Development Brief 1994