

Item No. 6

APPLICATION NUMBER	CB/15/00297/OUT
LOCATION	Land West of Bidwell (Houghton Regis North Site 2) Houghton Regis
PROPOSAL	Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife area and all associated works and operations including engineering operations and earthworks
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Adam Davies
DATE REGISTERED	26 January 2015
EXPIRY DATE	18 May 2015
APPLICANT	Bidwell West Consortium
AGENT	DLP
REASON FOR COMMITTEE TO DETERMINE	Departure from Development Plan and Town Council objection to a major application
RECOMMENDED DECISION	That, the Development Infrastructure Group Manager be authorised to GRANT Planning Permission subject to the prior consultation of the Secretary of State, in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the completion of a prior Section 106 Agreement and subject to conditions.

Summary of Recommendation

The application site is located within the Green Belt and would be harmful to the Green Belt due to its inappropriateness and its impact on openness. There would be a degree of related harm due to the loss of agricultural land within the historic landscape setting of the Thorn Spring Scheduled Monument. In line with national planning policy, substantial weight is to be attached to any Green Belt harm and the other harm identified.

Having regard to the urgent housing and economic need for growth within the area; the significant contribution which the development would make towards the urgent housing and employment need in the area; the significant contribution which the development would make in supporting the delivery of a sustainable urban extension including the provision 30% affordable housing and support for essential infrastructure and services within the wider growth area; the wider benefits for the local economy; the substantial body of evidence from work on planning policy documents to date which support the identification of the site as suitable for sustainable mixed use development and the lengthy history of policy support for the proposed HRN allocation; the strong likelihood of a strategic allocation north of Houghton Regis being formalised in the future; and the recent planning decisions and other committed development within the allocation area a multitude of factors weigh substantially in favour of the proposal. Taken together, these represent very special circumstances sufficient to clearly outweigh the Green Belt harm and other harm identified.

Subject to suitable mitigation, no significant adverse environmental impacts would result from the proposed development or due to the impact on local services and facilities. In all other respects the proposal is considered to be in conformity with the adopted Development Plan policies, the emerging Development Strategy for Central Bedfordshire, and national policy contained in the National Planning Policy Framework.

Recommendation

That, the Development Infrastructure Group Manager be authorised to GRANT Planning Permission subject to the prior consultation of the Secretary of State, in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the completion of a prior Section 106 Agreement to secure planning obligations as summarised in this report and subject to conditions:

RECOMMENDED CONDITIONS

- 1 With the exception of the approved Advanced Infrastructure Works, approval of the details of the appearance, landscaping and scale (herein called 'the reserved matters') of the development in each Development Parcel as defined by the approved parameter plans shall be obtained in writing from the local planning authority prior to development is commenced in that Development Parcel. The development shall be carried out in accordance with the approved details.

Reason: To comply with Article 5 (1) of the Town and Country Planning (Development Management Procedure) Order 2015.

- 2 Application for approval of the reserved matters for each Development Parcel as defined by the approved parameter plans, shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission. The development shall begin no later than 5 years from the approval of the final reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 No more than 1,850 dwellings and no more than 8,000 sqm of gross non-residential floor space (to include mezzanines) within Classes B1, B2 and B8 (Employment); 1,000sqm of gross non-residential floor space within Classes A1, A2, A3, A4, A5 (Retail); together with additional Class D1 and D2 development comprising education, community and leisure uses (of the Town and Country (Use Classes) Order 1987, as amended) shall be constructed on the site pursuant to this planning permission in accordance with sections 17 and 18 of the application validated on 26 January 2015 and the approved parameter plans.

Reason: For the avoidance of doubt and to define the planning permission.

- 4 The "Advance Infrastructure Works" are defined as follows:
- Geotechnical assessment;
 - Earthworks;
 - Formation of development platforms;
 - Advance structural landscaping and provision of public open space areas;
 - Provision of new and (amendment to) existing strategic highway infrastructure including footways and cycle paths, and
 - Strategic utilities provision;
 - Foul & Storm water drainage connections; and
 - Attenuation Ponds and swales.

"Development Parcel" is defined as a phase or part of the development other than Advanced Infrastructure Works; and includes residential parcels, the employment, local centre and primary school parcels and any land drainage or informal open space, play spaces and allotments contained specifically within or associated with these individual parcels as defined by the approved parameter plans

Reason: For the avoidance of doubt and to define the planning permission.

- 5 **No development shall commence in relation to the Advance Infrastructure Works or the Development Parcels as defined by the approved parameter plans until a remediation strategy, in respect of that area of Advance Infrastructure Works or that developable area, has been submitted to and approved, in writing, by the Local Planning Authority. The remediation strategy shall include the following components to deal with the risks associated with contamination of the site:**
- **A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.**
 - **The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.**
 - **Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as**

necessary.

- **No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.**

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with the NPPF. Details must be approved prior to the commencement of development to prevent any potential pollution of controlled waters which could occur in connection with development.

- 6 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with the NPPF.

- 7 **Development shall not begin until a scheme for surface water disposal in accordance with the principles of plan No.13893 – SKC101 Revision C has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.**

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with the NPPF. Details must be approved prior to the commencement of development to prevent any potential pollution of controlled waters which could occur in connection with development.

- 8 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with the NPPF.

- 9 Prior to construction, the recommendations of the additional ground gas monitoring proposed in Section 7.5.2 of the Environmental Survey (and Section 7.3/Table I-5 of the referenced Ground Investigation Report) shall be

implemented to their fullest extent, including any remediation or protective measures which shall in turn be validated and approved in writing by the Planning Authority prior to occupation of any structure hereby permitted.

Reason: To protect human health in line with the NPPF.

- 10 **No development shall commence in relation to the Advance Infrastructure Works or any Development Parcel until a Landscape & Biodiversity Mitigation Strategy & Management Plan, in respect of that area of Advance Infrastructure Works or that Development Parcel has been submitted to and approved in writing by the Local Planning Authority. Any development hereby permitted shall be carried out only in accordance with the approved Mitigation Strategy & Management Plan.**

The scheme shall include details of ecological surveys and suitable habitat mitigation and monitoring including details extent and type of new planting and new habitat created on site in accordance with the Environmental Statement (January 2015) and its Ecology Addendum (June 2015).

Reason: To protect wildlife and supporting habitat and in accordance with the NPPF. Details must be approved prior to the commencement of development to protect wildlife and supporting habitat from potential impacts which could occur in connection with development.

- 11 **No Advance Infrastructure Works shall commence until an Advanced Infrastructure Schedule detailing the works in respect of that particular stage has been submitted to and approved in writing by the Local Planning Authority.**

All Advanced Infrastructure Schedule shall be supported by detailed scaled drawings which show the proposed works in context, both existing and proposed; any temporary treatment including hard and soft landscaping, boundary treatment works associated with the development; and a Construction Environmental Management Plan (CEMP) comprising;

- a) **Environment Management Responsibilities;**
- b) **Construction Activities and Timing;**
- c) **Plant and Equipment, including loading and unloading;**
- d) **Construction traffic routes and points of access/egress to be used by construction vehicles;**
- e) **Works affecting rights of way including route diversions, extinguishments or temporary closures**
- f) **Details of site compounds, offices and areas to be used for the storage of materials;**
- g) **Utilities and Services;**
- h) **Emergency planning & Incidents;**
- i) **Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;**
- j) **On site control procedures in respect of:**
 - i. **Traffic management measures**

- ii. Air and Dust quality
 - iii. Noise and vibration
 - iv. Water quality
 - v. Ecology
 - vi. Trees, Hedgerows and Scrub
 - vii. Waste and Resource Management
 - viii. Archaeological and Cultural Heritage
 - ix. Visual and Lighting
 - x. Utilities and Services
 - xi. Protection of water resources
 - xii. Protection of species and habitats
- k) Detailed phasing plan to show any different phasing, different developers and/or constructors to be updated on an annual basis;
- l) Details for the monitoring and review of the construction process including traffic management (to include a review process of the Construction Environmental Management Plan during development).

The works shall be implemented only in accordance with the details approved.

Reason: To allow early work to be undertaken to set out the infrastructure necessary to begin the development and to ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period and in accordance with the NPPF. Details must be approved prior to the commencement of development to mitigate nuisance and potential damage which could occur in connection with development.

- 12 No development shall commence in relation to the Advance Infrastructure Works or a Development Parcel as defined by the approved parameter plans until a written scheme of archaeological investigation for in respect of that area of Advance Infrastructure Works or that Development Parcel has been submitted to and approved in writing by the Local Planning Authority.

The development shall only be implemented in full accordance with the approved scheme of archaeological resource management.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Field investigation in accordance with the agreed written scheme of archaeological investigation;

(ii) Post-excavation Assessment and Updated Project Design (to be submitted within nine months of the completion of fieldwork at (i)), unless otherwise agreed in advance in writing by the Local Planning Authority);

(iii) Completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report

(to be completed within two years of the approval of the Updated Project Design at (ii)), unless otherwise agreed in advance in writing by the Planning Authority);

(iv) A programme of interpretation, public outreach and community engagement.

Reason: To record and advance understanding of the archaeological resource which will be unavoidably destroyed as a consequence of the development and to secure the protection and management of archaeological remains preserved within the development in accordance with the NPPF. This condition is a pre-commencement requirement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the National Planning Policy Framework (NPPF) that requires the recording and advancement of understanding of the significance of any heritage assets to be lost (wholly or in part).

- 13 With the exception of the approved Advanced Infrastructure Works, no development shall take place within a Development Parcel until a site-wide lighting and signage strategy for that Development Parcel, including cycle and footpaths, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To define the character of the development and to guide detailed submissions and to ensure that the details and appearance of the development are acceptable to the Local Planning Authority and in accordance with the NPPF.

- 14 The details required in accordance with Condition 1 of the permission shall be in accordance with the Bidwell West Design Code (June 2015) hereby approved and the details approved pursuant to Condition 13 of this permission.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and in accordance with the NPPF.

- 15 No part of a Development Parcel shall be brought into use until a detailed Rights of Way scheme for that Development Parcel and its associated public open space area as detailed on the Revised Open Space & Development Parcel Phasing Plan (5331/OSP/ASP09 Rev C) has been submitted to and approved in writing by the Local Planning Authority.

No development shall commence in relation to the Advance Infrastructure Works comprising the provision of the public open space areas defined as formal parks & gardens, formal recreation and countryside recreation as detailed on the Revised Open Space & Development Parcel Phasing Plan (5331/OSP/ASP09 Rev C) until a detailed Rights of Way scheme for that area of public open space has been submitted to and approved in writing by the Local Planning Authority.

All such submissions shall detailing the width, specification, surfacing and treatment of Rights of Way within that Development Parcel or public open

space area.

The Rights of Way scheme, or schemes shall then be implemented in full as approved unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the public rights of way network within the site are protected, enhanced and promoted as part of the development in accordance with the NPPF.

- 16 No part of a Development Parcel shall be brought into use until a Public Art Strategy for the public open space area associated with that Development Parcel as detailed on the Revised Open Space & Development Parcel Phasing Plan (5331/OSP/ASP09 Rev C) has been submitted to and approved in writing by the Local Planning Authority.

No development shall commence in relation to the Advance Infrastructure Works comprising the provision of the public open space areas defined as formal parks & gardens, formal recreation and countryside recreation as detailed on the Revised Open Space & Development Parcel Phasing Plan (5331/OSP/ASP09 Rev C) until a Public Art Strategy for that area of public open space has been submitted to and approved in writing by the Local Planning Authority.

All such submissions shall be in accordance with the principles Outline Public Art Plan (5331.PAP.006, June 2015) and shall detail proposals in respect of;

- Presentation and council liaison
- Artist recruitment and briefing
- Coordinating community engagement
- Project monitoring, reporting, implementation and timescales and
- Management, maintenance and associated resourcing arrangements

The Public Art Strategy or Strategies shall then be implemented in full as approved unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority.

Reason: In the interests of promoting local distinctiveness and creating a sense of place, in accordance with the NPPF.

- 17 **No development shall commence in relation to the Advance Infrastructure Works or a Development Parcel as defined by the approved parameter plans until an Arboricultural Method Statement, in respect of that area of Advance Infrastructure Works or that Development Parcel, has been submitted to and approved, in writing, by the Local Planning Authority. The Method Statements shall specify procedures required to undertake tree protection measures including specifications for tree protection barriers (including any revisions to barrier locations); a schedule of tree works; a procedure for above soil installations; hard surface removal and excavations within root protection areas; phasing of work; arboricultural supervision including auditing tree protection and subsequent reporting to the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statements.**

Reason: To ensure a satisfactory standard of tree care and protection is planned, supervised, executed, recorded and reported at all times in the interests of maintaining tree health in accordance with good arboricultural practice and methodology. Details must be approved prior to the commencement of development to ensure the development is undertaken in a way which ensures a satisfactory standard of tree care and protection.

- 18 The development shall be carried out in accordance with the Tree Constraints Plan (Dwg. No. 8788 TCP 01 Sheets 1 to 5) and the Tree Protection Plan (Dwg. No. 8788 TPP 01 Sheets 1 to 5) as prepared by Aspect Arboriculture, dated January 2015.

Reason: To ensure that the design is not in conflict with identified tree constraints, nor tree protection requirements, so as to ensure the successful protection of existing trees, as indicated for retention on the these plans.

- 19 With the exception of the approved Advanced Infrastructure Works, no development shall be commenced within a Development Parcel until a scheme of noise mitigation measures for the residential units and amenity areas within that Development Parcel has been submitted to and approved in writing by the Local Planning Authority. The indoor noise levels shall for both bedrooms and other habitable rooms accord with the guidance contained within the relevant British Standard for acceptable residential noise levels when the details are submitted.

Internal noise levels are to be achieved, where possible with the window open; however where this is not possible, details of other means of window glazing, background ventilation and temperature control design shall be submitted to, and approved by the Local Planning Authority prior to installation.

Reason: In order to safeguard the amenity and interests of the community and in accordance with the NPPF.

- 20 With the exception of the approved Advanced Infrastructure Works, no development shall take place within a Development Parcel until a Construction Environmental Management Plan (CEMP) for that Development Parcel has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:
- a) Environment Management Responsibilities;
 - b) Construction Activities and Timing;
 - c) Plant and Equipment, including loading and unloading;
 - d) Construction traffic routes and points of access/egress to be used by construction vehicles;
 - e) Works affecting rights of way including route diversions, extinguishments or temporary closures
 - f) Details of site compounds, offices and areas to be used for the storage of materials;
 - g) Utilities and Services;
 - h) Emergency planning & Incidents;
 - i) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;

- j) On site control procedures in respect of:
 - i. Traffic management measures
 - ii. Air and Dust quality
 - iii. Noise and vibration
 - iv. Water quality
 - v. Ecology
 - vi. Trees, Hedgerows and Scrub
 - vii. Waste and Resource Management
 - viii. Archaeological and Cultural Heritage
 - ix. Visual and Lighting
 - x. Utilities and Services
 - xi. Protection of water resources
 - xii. Protection of species and habitats
- k) Detailed phasing plan to show any different phasing, different developers and/or constructors to be updated on an annual basis;
- l) Details for the monitoring and review of the construction process including traffic management (to include a review process of the Construction Environmental Management Plan during development).

The works shall be implemented only in accordance with the details approved.

Reason: To allow early work to be undertaken to set out the infrastructure necessary to begin the development and to ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period and in accordance with the NPPF.

- 21 The details required by Condition 1 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full in accordance with the approved scheme.

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with the NPPF.

- 22 With the exception of the approved Advanced Infrastructure Works, no development shall take place within a Development Parcel until a detailed waste audit scheme for that Development Parcel has been submitted to and approved in writing by the Local Planning Authority. The waste audit schemes shall be in accordance with the Outline Waste Audit (June 2015) forming part of the planning application and shall include details of refuse storage and recycling facilities. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with the NPPF.

- 23 With the exception of the approved Advanced Infrastructure Works, no development shall take place within a development Parcel until detailed Tree Protection Plans and a detailed Arboricultural Impact Assessment for that Development Parcel has been submitted to and approved in writing by the

Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To provide detailed site specific assessments at a level of detail appropriate to the scale of the site, in order to ensure assessment accuracy.

24 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted documents;

- Parameter Plan 1: Land Use, Open Space & Landscape (1362/PL02 Rev G);
- Parameter Plan 2(a): Vehicular Movement & Access (1362/PL06);
- Parameter Plan 2(b): Pedestrian & Cycle Movement & Access (1362/PL07);
- Parameter Plan 3: Buildings Height (1362/PL04 Rev E);
- Parameter Plan 4: Residential Density (1362/PL05 Rev E);
- Site-Wide Masterplan (1362-PL09);
- Estate Road 1 Sheet 1 BE1362-3T-01 (Second Issue);
- Estate Road 1 Sheet 2 BE1362-3T-02 (Second Issue);
- Estate Road 1 & 3 Sheet 3 BE1362-3T-03 (Second Issue);
- Estate Road 2 Sheet 1 BE1362-3T-04 (Second Issue);
- Estate Road 2 Sheet 2 BE1362-3T-05 (Second Issue);
- Thorn Road Narrowing BE1362-3T-06 (Second Issue);
- Thorn Road Estate Road BE1362-3T-07 (Second Issue);
- Thorn Road Western Area of Site BE1362-3T-08 (Second Issue);
- Bedford Road Sheet 1 BE1362-3T-09 (First Issue);
- Overview Plan BE1362-3T-10 (First Issue);
- Bedford Road Sheet 2 BE1362-3T-11 (Second Issue);
- Plan and Profile Estate Road 1 Sheet 1 BE1362-3T-12 (Second Issue);
- Plan and Profile Sheet 2 BE1362-3T-13 (Second Issue);
- Plan and Profile Estate Road 1 Sheet 3 BE1362-3T-14 (Second Issue);
- Plan and Profile Estate Road 2 Sheet 1 BE1362-3T-15 (Second Issue);
- Plan and Profile Estate Road 2 Sheet 2 BE1362-3T-16 (Second Issue);
- Drainage Strategy Report (R/C13893/001.02, July 2015);
- Adoptability Plan (13893-SKC005 Rev)
- Drainage Management Plan Sheet 1 (13893-SKC010 Rev C)
- Drainage Management Plan Sheet 2 (13893-SKC011 Rev C)
- Drainage Management Plan Sheet 3 (13893-SKC012 Rev B)
- Drainage Management Plan Sheet 4 (13893-SKC013 Rev B)
- Drainage Management Plan Sheet 5 (13893-SKC014 Rev B)
- Drainage Management Plan Sheet 6 (13893-SKC015 Rev A)
- Flood Exceedance Route (13893-SKC102) Drainage Construction Details (13893-SKC004 Rev A);
- Pond Detail Sections (13893-SKC100 Rev A);
- Drainage Strategy Report (Addendum) (R/C13893/002.03, July 2015);
- Drainage Management Plan (13893-SKC101 C);
- Revised Landscape Framework Plan (5331/LM/ASP07 REV G);
- Revised Open Space & Development Parcel Phasing Plan (5331/OSP/ASP09 Rev C)
- Outline Waste Audit (June 2015);
- Bidwell West Design Code (June 2015);

- Outline Public Art Plan (5331.PAP.006, June 2015);
- Tree Constraints Plan (8788 TCP 01 Sheets 1 to 5); and
- Tree Protection Plan (8788 TPP 01 Sheets 1 to 5).

Reason: For the avoidance of doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR), the emerging Development Strategy for Central Bedfordshire (DSCB) and the NPPF.
3. Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.
4. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
5. The applicant is advised that in order to comply with the conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
6. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

7. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the development should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
8. The development of the site is subject to a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. Two additional comments – matters of clarification.
3. In advance of consideration of the application the Committee was advised of additional information and amendments to the report from the following sources in the Late Sheet:
 - a. Applicant – road safety audit stage 1 and designers response
 - b. Public Protection team
 - c. Historic England
 - d. Barton Willmore on behalf of Houghton Regis Development Consortium for HRN1
 - e. CBC Tree and Landscape Officer
 - f. CBC Highways Development Management
 - g. Applicant's additional information
 - h. Optimis Consulting on behalf of landowners with the Bidwell area, east of the application site
 - i. Barker Parry Town Planning on behalf of residents of Bidwell Farm Barns and Bidwell Farmhouse
 - j. 161 Cemetery Road, Houghton Regis
 - k. Buckingham and River Ouzel Internal Drainage Board
4. Conditions 7 and 24 have been amended as indicated.]