

Item No. 9

APPLICATION NUMBER	CB/17/02615/OUT
LOCATION	Pinehurst, 17A Ivel Road, Shefford, SG17 5LB
PROPOSAL	Outline application for residential development comprising 31no 2, 3, 4 & 5 bedroom houses, and 6no 1 & 2 bedroom apartments (37no total dwellings) following demolition of existing single dwelling with new access onto Ivel Road and reconfigured parking for existing office.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Liddiard & Brown
CASE OFFICER	Martin Plummer
DATE REGISTERED	04 July 2017
EXPIRY DATE	03 October 2017
APPLICANT	
AGENT	BBR Architects
REASON FOR COMMITTEE TO DETERMINE	Major - objection from Town Council
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reason for Recommendation

The application proposes a sustainable form of development within the settlement boundary of Shefford. The development will assist in maintaining a five year supply of housing and will bring about economic and social benefit. The plans submitted show an appropriate layout of development in relation to the surrounding pattern of development and landscape features. Access arrangements are considered to be acceptable. The development therefore accords with policies CS1, CS14 and DM3 of the Development Plan.

Site Location:

The application site forms a parcel of land 1.3ha in size located within the settlement boundary of Shefford. The red outline of the site includes a large detached dwelling, 17A Ivel Road which sits centrally within the plot and is accessed off Ivel Road via a relatively long driveway. That driveway also leads to a commercial premises which is outlined in blue on the submitted location plan. Number 17 Ivel Road is a detached dwelling fronting onto Ivel Road which is also outlined in blue on the submitted location plans.

The site forms a narrow frontage of around 18 metres with Ivel Road where there is a boundary wall and landscaping either side of the entrance driveway. To the north of the site is Elm Road, a cul-de-sac of 28 semi-detached dwellings. To the south of the site are two detached dwellings, 21 and 21A Ivel Road and part of a residential development off Queen Elizabeth Close. To the east of the site is a public recreation area. Various large trees are located on the border of the application site and the

recreational playing area.

The Application:

The application is submitted in outline form with all matters reserved except for access and layout. The Council are therefore considering whether the principle of development, access arrangements and the proposed layout are acceptable. The commercial premises referred to above and outlined in blue is to be retained as a commercial premises.

The plan submitted shows the provision of 37 dwellings with a schedule of accommodation as follows:- 4no 1 bed flats; 2no 2 bed flats; 4no. two bed dwellings; 15no. 3 bed dwellings; 8no 4 bed dwellings and 4no. 5 bed dwellings.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies (CSDMP) - North 2009

- CS1 Development Strategy
- CS2 Developer Contributions
- CS3 Healthy and Sustainable Communities
- CS4 Linking Communities – Accessibility and Transport
- CS7 Affordable Housing
- CS14 High Quality Development
- CS15 Heritage
- CS17 Green Infrastructure
- DM3 High Quality Development
- DM10 Housing Mix
- DM13 Heritage in Development
- DM14 Landscape and Woodland

The Central Bedfordshire Pre-Submission Local Plan

Section 38(6) of The Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently consists of the South Bedfordshire Local Plan Review (2004), the Core Strategy and Development Management Policies Development Plan (2009) and the Minerals and Waste Local Plan; Strategic Sites and Policies (2014). The National Planning Policy Framework (2012) must be taken into account in the preparation of local and neighbourhood plans and is a material planning consideration in planning decisions.

The Central Bedfordshire Local Plan has reached pre-submission stage and is out for consultation in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 until 22nd February 2018.

The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

In summary it is therefore considered that reference should be made to the emerging plan but limited weight should be applied to the Central Bedfordshire Pre-Submission Local Plan taking into account its stage of preparation, the level of consistency with the Framework and acknowledging that the draft site allocations have not yet been subject to statutory public consultation. Where there are site specific Pre-Submission Local Plan policies these will be acknowledged for those specific applications on this agenda.

SP1 Growth Strategy

HQ1 High Quality Development

HQ2 Planning Obligations and the Community Infrastructure Levy

HQ4 Indoor Sport and Leisure Facilities

EE1 Green Infrastructure

EE4 Trees, woodlands and hedgerows

EE5 Landscape Character and Value

EE13 Outdoor sport, leisure and open space

T1 Mitigation of Transport Impacts on the Network

T2 Highway Safety and Design

T3 Parking

T4 Public Transport Interchanges

T5 Ultra Low Emission Vehicles

HE1 Archaeology and Scheduled Monuments

H1 Housing Mix

H4 Affordable Housing

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History: There is no relevant planning history

Consultees:

Shefford Town Council Objects to the planning application for the following reasons:-

1. Overdevelopment of the site;
2. Dangerous access onto Ivel Road;
3. Access onto Ivel Road is too narrow;
4. Insufficient school places;
5. Inadequate sewerage provision.

Highways

The changes made are now acceptable in highway terms, this includes the provision of two parking spaces close to the junction that could be utilised for car parking that would be displaced on Ivel Road, opposite the access into the development. A Traffic Regulation Order (TRO) will be required to ensure that parking during operational

hours of waste collection for the 11.5m long refuse collection vehicles in the vicinity of the development.

Visibility at the proposed new T junction with Ivel Road is acceptable at 2.4m x 25m, as is the access road width of 5.5m with 2m wide footways which continue into the internal estate road on both sides with junction radii of 6m. Tracking drawings have been provided for a RCV entering/exiting and again this is deemed at being acceptable.

Even though a TS was not required, the TRICS database for a development of this size has been evaluated and it shows that this is likely to generate circa 14 to 17 outward movements in the peak am hour (8am to 9pm) with circa 11 to 14 inward movements in during the pm peak of 5pm to 8pm. Therefore, I do not consider the number of movements to be problematic at an average of 1 car every 3 ½ minutes during the peak hours.

The furthest dwellings within the site would be within 270m of the bus stops on Ivel Road and therefore considered acceptable.

Parking accords with the 2014 Design Guide for both residents and visitors and therefore also deemed acceptable and as such there is no justifiable reason to warrant a refusal on highway grounds.

Ecology

There is evidence to suggest that trees have been removed from the site which would have had some ecological value. Given the location of the site and requirement to deliver net gains for biodiversity in the NPPF a planning condition requiring ecological design strategy is recommended.

Tree and Landscape Officer Archaeology

No comments.

The site has low archaeological potential and there is therefore no archaeological constraint to development.

Sustainable Urban Drainage Officer

Planning permission could be granted subject to a planning conditions to secure:- 1) The final design drawings to show the connection from roof downpipes to permeable paving/storage areas; confirmation from Anglian Water to ensure capacity in the system; the design of permeable surfacing; final detailed design of the system and; details of management arrangements of the system.

Planning and Projects Officer

Financial contributions towards refuse collection bins are required – calculated as £25 + VAT per 240litre bin and

£5 + VAT per set of food waste bins.

Meeting the Needs of Older People Team The needs of older people should be considered as part of the proposal and, should the proposal be acceptable in principle a proportion of the dwellings should be suitable for older people.

Anglian Water There is sufficient capacity at Clifton Water Recycling Centre for this development in terms of foul drainage. Planning conditions are recommended relating to the disposal of foul sewerage and surface water disposal.

Bedford Group of Drainage Boards No comments to make

Spending Officer – Leisure, libraries and countryside Financial contributions requested in respect of the following:-
1. Improvement to Shefford Town Memorial Association play area - £19,000;
2. Sport facility upgrade to Shefford Town Memorial Association - £11,717.

Education Spending Officer Financial contributions towards education as follows:-

EY	£38,368.26
Lower	£142,500.00
Middle	£128,692.51
Upper	£157,811.10

The Officer comments that a new lower school site is required to manage the long term need for places in Shefford.

If a new school site is secured within Shefford then the early years and lower school funding from this development would go towards creating early years and lower school places within a new 2 form entry lower school on that site. If a site cannot be secured in time to accommodate pupils from this development the Early Years Contribution would be used to fund improvements and/or an extension of Acorn Pre-school and the lower school contribution will be used to fund transport to Meppershall Lower School.

The remaining funding would be invested in the facilities at Robert Bloomfield Academy and the internal re-configuration and/or extension of Samuel Whitbread, or such other identified education project (in accordance with reg 123) as identified by Central Bedfordshire Council and notified to the owner/developer.

Other Representations:

Neighbours

10 representations have been received in objection to the development proposal summarised as follows:-

- Harmful impact on neighbour amenity in terms of overlooking, loss of privacy, overshadowing/loss of light, noise and general disturbance;
- Overdevelopment of the site;
- Density is out of character with the area;
- Insufficient schools, health care; water and electricity supply for the scale of development;
- Harmful impact on highway safety in terms of access arrangement and width of Ivel Road/on-street parking;
- Harmful increase in traffic movements onto Ivel Road leading to additional congestion;
- Loss of trees within the site and resultant impact on ground stability;
- Inadequate sewerage capacity;
- Harmful impact associated with surface water flooding;
- Proposed dwellings are too close to trees and the development will harm them.

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Highway Considerations
4. Neighbouring Amenity
5. Sustainable Development
6. Other Considerations

Considerations

1. Principle

- 1.1 The site is located within the built up area of the settlement of Shefford which is defined in the Core Strategy as a Minor Service Centre. In principle then and, having regard to policies CS1 and DM4 of the CSDMP there can be no objection in principle to the development.
- 1.2 Paragraph 14 of the NPPF sets out that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-making. The determining consideration then in respect of this development proposal relates to whether or not the development is sustainable and this matter is discussed below.

2. Affect on the Character and Appearance of the Area

- 2.1 The Town Council and third parties comment that the proposal represents overdevelopment of the site and the density of the proposal is too great and out of character with the context of the surroundings.

- 2.2 The NPPF requires development proposals to make efficient use of land and to have be a high standard of design and layout which reflects local distinctiveness. Policies in the Development Plan generally accord with this requirement. The Design Guide sets out a range of parameters for new development to seek to achieve.
- 2.3 The development incorporates demolition of the existing dwelling, 17A Ivel Close – this building is reasonably characterful but is not designated as a heritage asset. The demolition of this building can therefore be justified on this basis and in terms of the more efficient use of land for residential development within the settlement envelope.
- 2.4 The site is accessed off Ivel Road which links the A507 to the more central part of Shefford. A ribbon of development follows along Ivel Road with a mixture of sizes and designs of dwellings including some off street parking to dwellings and some dwellings which are set close to the street with no off-street parking. Various cul-de-sac developments branch off Ivel Road and incorporate a relatively close grain of development forming a mixture of semi-detached and detached dwellings with front and rear gardens of varying sizes. The architectural style of such developments is reflective of its era of construction but generally includes a similar architectural theme with brick and tiled roofs.
- 2.5 The site will be accessed between built form to the north and south with limited public views from Ivel Road (by virtue of the width of the site frontage and length of the access) and from the recreation playing field to the east (by virtue of the large tree planting to the eastern boundary). The site opens up as you travel from Ivel Road into the site and the proposed layout plan incorporates a range of different buildings fronting the main access road running through the site, and branches into smaller clusters and cul-de-sac. Most dwellings have front gardens and a mixture of parking within this space. The plan shows small pockets of communal landscaped amenity spaces along the street frontage which helps to break up the built form. Rear garden sizes generally meet the standards in the design guides as does the overall distance and relationship between the proposed dwellings.
- 2.6 The overall amount and layout of development is different to the more regimented layout of dwellings to the north in Elm Road and is more akin to the less ordered layout of newer residential developments to the south. The layout and accommodation schedule incorporates a mixture of sizes of dwellings which broadly reflects the evidence in the SHMA (Strategic Marketing Housing Assessment) July 2017 which supports the pre-submission Local Plan. The overall mix of housing sizes and types is greater than the development to the south in Queen Elizabeth Close but no significant harm is associated with this, particularly in light of the Councils emerging policy approach to see a mix of dwellings which reflects market needs.
- 2.7 The layout plan shows no provision for open space with the site and spaces for communal amenity space are, as noted previously, limited to that within the road running through the site. The site is, to some extent dominated by built form and private garden amenity space and no connection between the development site and the recreation field are proposed. The lack of open space within the site is not however considered to be significant or harmful given the very close

proximity to the recreational playing field to the east of the site which can be accessed via Elm Road to the north.

- 2.8 Whilst the comments from third parties and the Town Council are acknowledged, the overall amount, pattern and character of the development is considered to be high quality and in keeping with the mixed character of development in the immediate and wider surroundings. Appropriate relationships between the proposed dwellings is provided.

3. Highway Considerations

- 3.1 The Town Council and third parties raise concern in respect of access arrangements and deficiencies of road width along Ivel Road and on-street parking which impacts on the free flow of traffic. They comment that additional traffic movements associated with the development will place increased pressure on the free-flow of traffic and result in harm to highway safety and access.
- 3.2 A Local Ward Member has brought to the attention of the Local Planning Authority and Highway Team various issues along Ivel Road which have all been carefully considered. Having regard to the comments from the Highway Officer the overall amount of proposed development will lead to additional vehicle movements along Ivel Road but such additional traffic movements are not considered to be significant in the context of existing traffic flows already using the highway and would not result in a severe impact – the relevant test in the NPPF.
- 3.3 There is acknowledged to be various on-street parking along Ivel Road which third parties refer to, including on-street parking opposite the site. During the process of the application discussions have been held with the Highways Officer to ensure that adequate space and turning from Ivel Road into the site can be provided for service vehicles. The Highway Officer raises no objection in terms of the access arrangements into the site in terms of visibility and space for turning and recommends a planning condition requiring a TRO (Traffic Regulation Order) along the site frontage to ensure adequate turning into and out of the proposed development site. Two parking spaces are included within the western part of the development site to provide parking for displaced vehicles. The Council is unable to deal with the provision of a TRO via a planning condition and a financial contribution will be required to cover the cost of the Council dealing with this matter.
- 3.4 Whilst the representations from the Town Council and third parties are acknowledged and have been carefully considered, the proposal incorporates appropriate access arrangements which are acceptable in highway safety and access terms.

4. Neighbouring Amenity

- 4.1 Representations to the planning application have been received raising concern with the impact of the development on the living conditions of existing residents. The main considerations relate to the impact on those neighbouring properties to the north and south within Elm Road, Queen Elizabeth Close and Ivel Road.

- 4.2 Neighbouring dwellings to the north within Elm Road are between 25-32 metres to the north and therefore an adequate distance away from the proposed dwellings, having regard to the Design Guide. Numbers 15 and 17 Elm Drive are a similar distance from plots 1-4. There will therefore be no harmful impact on their living conditions in regard to overlooking, loss of privacy, overshadowing/loss of light or noise and other disturbance.
- 4.3 Dwellings to the south, namely 21 and 21a Ivel Road, 5, 6, 7, 14 and 15 Queen Elizabeth Close form a closer relationship with the development. The plans submitted however indicate that the plots closest to these neighbouring properties (namely plots 28, 29 and 36) will sit side-on to these neighbours or will otherwise be an appropriate distance or orientation such that there will be no significant or harmful impact to the living conditions of neighbouring properties such that would warrant refusal of the application. More detailed consideration of the impact on these neighbouring properties will be undertaken at reserved matters stage when full layout drawings and elevations will be considered.
- 4.4 A neighbouring property raises concern in respect of noise and disturbance associated with proposed garages and the relationship with garden amenity space and seeks inclusion of a planning condition restricting the use of the garages. The application proposes residential development only (i.e. no commercial uses associated with the garages) and any material change of use of the garages would require planning permission. A planning condition restricting the use of the garages is therefore unnecessary.

5. Other Considerations

Trees

- 5.1 There is a row of large and attractive trees just outside the eastern boundary of the site with the recreational playing fields. Plots 18-22 of the proposed development back onto that eastern boundary and, the proposed dwellings are all located an adequate distance away from those trees such that there will be no significant harm to the root protection area or canopy of those trees. The garage serving plot 18 is slightly within the root protection area – however, any impact can be adequately dealt with through planning condition as to the construction method of that garage.

Flood risk and drainage

- 5.2 Some third party representations raise concern in respect of the potential impact associated with surface water flooding.
- 5.3 The site is located within flood zone 1 – an area of low flood risk in terms of fluvial flooding. The Environment Agency mapping indicates that there two very small areas of low risk of surface water flooding within the site to the immediate west of number 17A Ivel Road and to the northern boundary.
- 5.4 The Drainage Board make no comment and the Councils Sustainable Drainage Team and Anglian Water also raise no objection subject to the imposition of planning conditions requiring the provision of a detailed surface water drainage strategy. Having regard to the specialist advice received the development is considered to be acceptable in respect of flood risk and drainage matters.

- 5.5 The Town Council and third parties raise concern in respect of the sewerage capacity of the settlement to accommodate the development. Anglian Water recommend the inclusion of a planning condition requiring a detailed foul sewerage drainage strategy and do not therefore object to the application in respect of this matter.

Financial contributions

- 5.6 The applicant agrees to make the financial contributions requested by Education Spending Officer and in relation to sport and play provision at the Shefford Town Memorial Association. The contributions have been considered against the relevant tests in the CIL regulations and are considered to be necessary and reasonable to offset the impact of the development.
- 5.7 Members will note that the Education Spending Officer sets out that a new school for early and lower education is required in Meppershall. The Officer recommends that financial contributions of early and lower education be allocated to the provision of a new school but, if a site cannot be secured, that early contributions be allocated towards an extension of Acorn pre-school and lower contributions go towards the transport of pupils to Meppershall Lower School.
- 5.8 Officers understand that work is progressing in discussion with land owners and developers within the education catchment area in respect of the provision of a new school - work on that project is at an early stage and there is currently limited certainty on timescales for implementation such a new school although it is anticipated that this may be around five years.
- 5.9 This application is for 37 dwellings within the built up area of the settlement where in principle there is no objection to development. It is reasonable for applicants to address the impact of development on infrastructure such as education provision (which they can and have agreed to accommodate through financial contributions) but for a development of this scale, the applicant cannot be expected to provide a new school. It is unreasonable for planning permission to be refused on the basis of a matter which is outside of the applicants control and it is within the Councils responsibility to provide school places required as a result of the development as local education provider.

6. Sustainable development

- 6.1 The NPPF sets out that planning permission for sustainable development should be approved without delay.

Environmental

- 6.2 Having regard to the above commentary there are no significant or harmful ecological, archaeological, arboricultural constraints to development and detailed landscape design and related ecological matters can be adequately controlled through planning condition. The site is not in an area of significant flood risk and drainage matters can be adequately controlled through planning condition.

Social

- 6.3 The site is within the settlement boundary of the minor service centre of Shefford where there is access by walking and cycling to the range of services

and amenities within the settlement. The site can therefore be considered to be a sustainable location for development.

- 6.4 The development incorporates a significant number of open market and affordable dwellings which will assist in maintaining the Councils five year supply of housing. Very significant weight can be given to this consideration. The development provides provision for 35% affordable housing which, together with the Councils standard tenure mix can be secured through the legal agreement.
- 6.5 The development will impact on local infrastructure and as a result, development of a scale as proposed here, is required to offset these impacts, by entering into a S106 agreement to provide financial contributions to mitigate these impacts.

Economic

- 6.6 The proposed scheme will bring economic benefits in the short term associated with employment in the construction phase of the development and the way in which future residents will support the settlements existing services, amenities and facilities.

Recommendation:

That Planning Permission be **APPROVED** subject to the applicant entering into a S106 legal agreement to ensure the provision of the above mentioned financial contributions and affordable housing and, subject to the following planning conditions:- :

RECOMMENDED CONDITIONS

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

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.

- 2 **No development shall take place until approval of the details of the appearance, landscaping and scale of the development (herein called “the reserved matters”) has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01 A, PL02 B, PL03 H, PL04, E3202/101/C, E3202/102/C, E3202/103/A,

E3202/104/A, E3202/105/A, E3202/106.

Reason: To identify the approved plans and to avoid doubt.

- 4 No equipment, machinery or materials shall be brought on to the site for the purposes of development until details of substantial protective fencing for the protection of any retained tree(s), has been submitted to and approved in writing by the Local Planning Authority and the fencing has been erected in the positions shown on Drawing No 317-02 within the approved Arboricultural Impact Assessment 03/05/2017. The approved fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.
(Sections 7 & 11, NPPF)

- 5 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 25m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 6 No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:
- (A) The parking of vehicles
 - (B) Loading and unloading of plant and materials used in the development
 - (C) Storage of plant and materials used in the development
 - (D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
 - (E) Wheel washing facilities
 - (F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
 - (G) Footpath/footway/cycleway or road closures needed during the development period
 - (H) Traffic management needed during the development period.
 - (I) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

- 7 Prior to any above ground works, an ecological design strategy addressing compensation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:-
- a) Review of the site potential and constraints;
 - b) Purpose and conservation objectives for the proposed works
 - c) Detailed working methods to achieve stated objectives including locations of integrated bird and bat boxes to be erected in accordance with RSPB and BCT guidelines on appropriate scale maps and plans
 - d) Details of lighting considerations to prevent disturbance to bats.
 - e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
 - f) Timetable for implementation demonstrating that works are aligned with proposed phasing of development.
 - g) Persons responsible for implementing the works
 - h) Details of initial aftercare and long-term maintenance.
 - i) Details for disposal of any wastes arising from works
- The EDS shall be implemented in accordance with the approved details.

Reason: To ensure the proposal delivers satisfactory ecological gains in accordance with the National Planning Policy Framework.

- 8 No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (March 2017), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates to that outlined by the Independent Drainage Board. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included. The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

- 9 No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 10 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with Anglian Water. No dwelling shall be occupied until the works have been carried out in accordance with the foul water strategy.

Reason: To prevent environmental and amenity problems arising from flooding.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant 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.

DECISION

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