

Item No. 6

APPLICATION NUMBER	CB/15/01362/OUT
LOCATION	Land off Chapel End Road, Houghton Conquest
PROPOSAL	Outline application: of up to 125 dwellings with associated landscaping, public open space and infrastructure with all matters reserved except for access.
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Alex Harrison
DATE REGISTERED	13 April 2015
EXPIRY DATE	13 July 2015
APPLICANT	Gladman Developments
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Angela Barker – it is not CBC policy to grant housing of this scale outside the settlement envelope unless exceptional. This is also not on our forward plan for future growth.
RECOMMENDED DECISION	Outline Application - Approval

Reason for recommendation.

The Council cannot demonstrate a 5 year supply of deliverable housing, and therefore policies with respect to the supply of housing (including Settlement Envelopes) are deemed out of date as per paragraph 49 of the NPPF. The NPPF (paragraph 14) advises that where the development plan is absent, silent or out of date that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development. For reasons discussed in this report it is considered that, although there are adverse impacts that arise as a result of this development, the proposal does accord with relevant local and national policy in regards sustainable development, and therefore it is recommended that permission be granted.

Site Location:

The application site is a parcel of land located immediately north east of the settlement of Houghton Conquest. It is an undeveloped site of 8.37ha consisting largely of agricultural field. The site abuts Chapel End Road to the south, Mill Lane to the north and abuts residential curtilages of dwellings on Crancott Close, Stanbridge Way and Broadway to the west. The eastern boundary abuts further open countryside.

The Application:

Outline planning permission is sought for the erection of up to 125 dwellings with associated landscaping, public open space and infrastructure. The only matter for

consideration with this application is access and the remaining 4 matters of appearance, layout, landscaping and scale are reserved.

The application is accompanied with a Development Framework plan that illustrates the proposed vehicular access will be provided to the south, off Chapel End Road. A pedestrian and emergency vehicle access is proposed to the north off Mill Lane. The Framework Plan illustrates development will be served off an internal spine road with a number of secondary roads and private accesses shown running from this. Footpath links are indicated within the development and the northern extent of the site indicates that a footpath link will be provided to the existing public right of way.

The Framework Plan sets out area parameters relating to the different land uses proposed. The site is 8.38ha in size and the Frameworks allocates the following areas:

- Residential development area – 4.31ha (providing a density of 29 dwellings per hectare)
- Public Open Space – 3.93ha
- Potential nursery/forest school – 0.14ha

The application was deferred from the Development Management Committee meeting of 16 September 2015 following concerns raised regarding access visibility and the impact on on-road parking on Chapel End Road. Following the deferral of the application the applicant submitted an amended access plan which included a proposal to provide off street parking, within the application site, for the residents of Peveril and Rose Cottage. For clarification purposes the location of the proposed access has not changed. The amended plan is, at the time of drafting this report, under a reconsultation process which will expire prior to the meeting. Any representations received will be included in the late sheet.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

In particular, but not limited to:

Paragraphs, 7, 9, 11, 14, 17 and 49

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS2 Developer Contributions

CS3 Healthy and Sustainable Communities

CS4 Linking Communities - Accessibility and Transport

CS5 Providing Homes

CS6 Delivery and Timing of Housing Provision

CS7 Affordable Housing

CS13 Climate Change

CS14 High Quality Development

CS16 Landscape and Woodland

CS17 Green Infrastructure

CS18 Biodiversity and Geological Conservation

DM1 Renewable Energy

DM2 Sustainable Construction of New Buildings

DM3 High Quality Development
DM4 Development Within and Beyond Settlement Envelopes
DM9 Providing a Range of Transport
DM10 Housing Mix
DM14 Landscape and Woodland
DM15 Biodiversity
DM16 Green Infrastructure
DM17 Accessible Green Spaces

Emerging Development Strategy for Central Bedfordshire 2014

The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council has launched a judicial review against the Inspector's findings and has not withdrawn the Development Strategy. The first phase of the legal challenge took place at a hearing on 16th June 2015. This was to consider whether the court would grant the Council leave to have a Judicial Review application heard in the High Court. The Judge did not support the Council's case. On the 22nd June 2015 the Council lodged an appeal against his judgement. The status of the Development Strategy currently remains as a submitted plan that has not been withdrawn. Its policies are consistent with the NPPF. Its preparation is based on substantial evidence gathered over a number of years. It is therefore regarded by the Council as a sustainable strategy which was fit for submission to the Secretary of State. Accordingly it is considered that the emerging policies carry weight in this assessment.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)
Sustainable Drainage Guidance SPD (April 2014)
The Leisure Strategy (March 2014)
The Mid Bedfordshire Landscape Character Assessment (2007)
Draft Central Bedfordshire Landscape Character Assessment (2015)
Houghton Conquest Green Infrastructure Plan (2010)

Planning History

The Northern extent of the site has been subject to the following previous application.

Application Number	MB/79/01176
Description	Outline Application: Residential development – 6 Bungalows
Decision	Refuse
Decision Date	28.02.1980

The southern extent of the site has been subject to these previous applications.

Application Number	MB/95/00418/FULL
Description	FULL: Continued use of land to graze horses and retention of stables.
Decision	Approve
Decision Date	16.05.1995

Application Number MB/95/01176
Description FULL: Erection of stable.
Decision Approve
Decision Date 01.11.1995

**Representations:
(Parish & Neighbours)**

Houghton Conquest
Parish Council

Green Infrastructure Plan - The proposed area of development has been marked in the Green Infrastructure Plan as an area where there is a 'desire to preserve green space between the village and Wixams'

2011 Census - The planning application suggests that without the development Houghton Conquest will become a retirement village, yet the 2011 census shows that the % of those over 65 is only 1.4% above the national average. It also shows that although a higher than national average % work from home, a higher than national average also use a car to travel to work.

Past Planning Applications - There is a past history of planning applications in this vicinity being refused with one such refusal stating 'the proposed development would constitute an expansion of the village into open countryside'

Approved Applications - There are a large number of existing approved planning applications in the Parish Boundary waiting to be built, as listed below:

- Wixams Main Settlement (Village 2, 3, and 4 within CBC only) – 2,250
- Wixams Southern Extension Allocated MA3 – 1,000
- Wixams Southern Extension, emerging policy 63 – 500
- Land at former Hostel Site (HA6) – 52 (currently being developed)
- Land at Stewartby (HO8(2)) – 120

Further development would be excessive and inappropriate.

The area is outside the village development envelope, and large numbers of residents have already demonstrated a strong opposition in written responses to the consultation,

and in person by attendance and comment at recent Parish Council meetings.

The Parish Council therefore objects to the proposal on the basis it is outside the village envelope and with existing approved applications constitutes over development and a detrimental change to village character.

Furthermore, the Parish Council supports the petition against the development submitted to Central Bedfordshire Council by residents of the Parish.

Neighbours

65 letters have been received. Of these 62 letters have been received raising the following collated objections:

- Access to public transport, hospitals, schools, shopping etc is not viable for such a large development.
- Wixams already provides substantial development and there is no need for more.
- Development is outside the village envelope on a greenbelt site and will result in a loss of agricultural land.
- Development is vast (increase in the size of the village, around 25%) and out of character for the village (numbers quoted in objections range between 630 and 740 existing dwellings)
- Site is prone to flooding.
- Increase in traffic volume will be too large. Roads are not suitable for additional traffic and the village is being used as a rat run and a roundabout needs to be in place before further traffic is encouraged.
- Village school and others are already oversubscribed with pupils taught in temporary classrooms and the applicant's assessment undervalues the anticipated pupil numbers from this development.
- Adverse effect on wildlife that thrives at the site.
- Mill Lane is a rural lane and increased activity on the Lane would be to the detriment of existing residents.
- Public transport system cannot support a worker with a normal 9-5 job and referred to stations are some miles away. Majority of new residents likely to be commuters.
- No certainty over securing contributions for infrastructure.

- Plans submitted show no details of layouts and dwellings, landscape buffer etc.
- Nursery/Forest School is annotated as potential only and not guaranteed.
- The arguments over sustainability of the location of the site as submitted by the applicant are questionable and many are made without evidence.
- It is questionable whether or not the water supply for the village is adequate enough to serve the development.
- There would be noise and disturbance from construction works and noise disturbance from the development once occupied.
- Overlooking to 55 Mill Lane

One initial letter received from the Head teacher of the Lower School who make the following comments:

- The lower school will run out of space by 2016
- School has accommodated previous development which included peoples requiring more needs than anticipated and the school is in the catchment area for new development at Kempston Hardwick and others
- New classroom would be required in September 2016.
- Early Years offering needs expanding so that 4 year olds can be separate from 2 year olds. It is not beneficial to have another nursery competing with the school offering.
- Children could benefit from Forest School facilities

A further letter was receive following the original publication of the report stating:

- The school has accommodated previous smaller developments within the village but that this has challenged the school as families have needed much additional support than anticipated.
- Also as the school has an Outstanding Ofsted graded pre-school we have plans to expand and are willing to provide new places on our site.
- My other question concerns the potential nursery/forest school, this terminology does not really state correctly (is too vague) - what exactly the developer intends. A forest school facility is

something that the current school and Early Years children could access which we would really value and appreciate whilst a nursery is in direct competition to an existing well run council supported setting. 'A Forest School is an innovative educational approach to outdoor play and learning.' The philosophy of Forest Schools is to encourage and inspire individuals of any age through positive outdoor experiences.

- Our school would become a Forest School if we had the facility implied by the developer as well as the training of members of staff. Another school suggests something different again. We need more clarity

One petition has been received containing 353 signatures objecting to the development on the following grounds:

- Development is outside of the settlement envelope.
- Size of development is detrimental to the village which will change the character and appearance of the village and will lose the community.
- No guarantees on the number of houses that could be built.
- Existing roads cannot cope with the extra traffic, farm vehicles use Chapel End Road and London Lane is being used as a rat run.
- Amenities and infrastructure cannot cope with the additional population. Developers do not keep their word on building new facilities.
- The school is full as is local health centres and it has been mooted that Bedford Hospital may close.
- Existing residents want a quiet village life.
- Gladman public consultation was misleading and the proposal shows dwellings 5 metres from existing borders.
- Ecological survey is flawed as it doesn't take account of winter wildlife
- Should not be approved due to an aviation fuel pipe and ancient hedgerow running on Chapel End Road. Water drainage and supply is also an issue.
- Wixams is not yet finished.
- Application is submitted as Central Bedfordshire Council has no 5 year housing land supply.

1 letter of support received.

Consultations/Publicity responses

LDF Team

At the time of writing the Council cannot demonstrate a 5 year supply of deliverable housing and therefore policies in respect of the supply of housing are deemed out of date as per paragraph 49 of the NPPF. In this context, the presumption in favour of sustainable development applies and permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development.

The 5 year housing supply number is a given but the extent to which the Council can demonstrate it has a robust and defensible position fluctuates for numerous reasons including for example developers changing information about delivery rates and applications taking time to determine. It is therefore always advisable to have a buffer to allow for factors which may undermine the ability of the Council to defend its position. This site will make an important contribution to re-establishing a robust 5 year supply.

Given that the situation is fluid a further update on the 5 year supply will be provided on the late sheet.

Highways

Proposed Parking Standards

Although parking provision does not strictly form part of this outline application, the submitted Transport Assessment states that car parking will be provided based upon the following allocated parking:

- 1 bedroom – 1 space per unit;
- 2 bedroom – 2 spaces per unit;
- 3 bedroom – 3 spaces per unit;
- 4 bedroom – 4 spaces per unit.

Visitor parking will also be provided at a level of 0.25 spaces per unit. Equating this to a notional development of 125 units would result in a visitor parking provision of 31 spaces.

The above level of parking provision is in accordance with CBC's adopted design guidance and is supported by this office.

Transport Policy

A full assessment of the relevant policy considerations has been undertaken to which this proposal accords well. Proposed Development Trip Rates.

In order to determine the likely trip rates associated with the proposed development, an interrogation of the TRICS

database has been undertaken to establish a dataset of comparative sites. This office is satisfied that the dataset used is comparative.

The resultant trip rate data equates to the following traffic generation expected to occur at the site access.

AM Peak (In – 18/Out – 51/Total – 69)

PM Peak (In – 49/Out – 29/Total – 78)

Future traffic has been growthed utilising TEMPRO – this is supported and assessment years being 2014 and 2020. This office notes that we are now in 2015 and as such, this information is out of date and will need updating within the submitted Transport Assessment, however is prepared to accept the figures for assessment purposes due to the recent nature.

Trip Distribution and Assignment

Proposed Traffic Distribution upon the local network has been based upon existing Turning proportions. This is accepted.

The results of the trip assignment and distribution exercise have demonstrated that no junctions within the highway study area are expected reach thresholds where formal operational assessment of the highway network would be required.

Operational junction assessment has been undertaken for the proposed site access junction with Chapel End Road.

The junction has been modelled using the micro-simulation software PICADY (**P**riority **I**ntersection **C**Acapacity and **D**ela**Y**).

The results of the operational assessment satisfactorily demonstrate that the proposed site access junction will operate well within its theoretical capacity limits during both the AM and PM peak hours throughout the assessment period.

Highway Safety

The submitted Transport Assessment has undertaken a review of the most recent 5 year accident data for the study area. This office is satisfied, that any traffic or highways related issues will not exacerbate any existing road safety trends within the vicinity of the site.

Site Access Strategy

The site is to be served buy a singular vehicular access. The proposed access has been designed in accordance

with CBC's adopted Design Guidance and vehicular visibility splays of 2.4m x 90m can be achieved in line with Design Manual for Roads and Bridges.

In line with the above, this office offers no objections to this proposal.

Sustainable Transport

This site links to the existing highway footway network at Chapel End Road and Mill Lane.

Links to the Public Rights of Way network is via FP8 which needs to link to the internal footpath network across the public open space.

Unfortunately there seems no way to link this development directly to the existing settlement at Crancott Close or Broadway which would improve accessibility to the adjacent village settlement.

The 30mph speed limit on Chapel End Road commences to the east of Broadway and this clearly will need to be extended to encompass the access to the new development. The parish council have raised concerns over traffic speeds as vehicles exit and enter the village at Chapel End Road and the entrance to the new development needs to be such that it addresses those concerns seeking a solution that helps slow traffic and also promotes a safe walking route into Houghton Conquest.

Bus stop provision is poor along Chapel End Road and the nearest bus stops exist in the form of flags on lamp columns or on isolated poles only and in my view a contribution should be sought to improve the public transport facilities in Houghton Conquest improving accessibility for non car drivers from this site and to mitigate the impact of the increased traffic through facilitating access to public transport.

Education

No objection on the grounds of education. The middle and upper schools are within Bedford Borough, but are accessible. There are, however, a number of developments in the area, including over the border in Beds Borough, which are placing increasing pressure on Marston Vale Middle and Wootton Upper school, so I would seek financial contributions towards projects to enlarge these schools.

Housing Development Officer

I support this application as it provides for 35% affordable housing which is in accordance with current policy requirements. The only comment in relation to the proposed is the supporting documents indicate 43

affordable units. We would seek 44 units with the 43.75 units being rounded up to make 44 affordable units from the proposed development. I would like to see the affordable units well dispersed throughout the site and integrated with the market housing to promote community cohesion and tenure blindness. I would also expect all units to meet the Code for Sustainable Homes Level 3 and all HCA Design and Quality Standards.

Public Protection

I do not object in principle to the proposed development, but I would ask that the following conditions are imposed on any permission granted.

- Prior to the commencement of the development hereby permitted, the applicant shall submit in writing for the approval of the local planning authority a scheme of noise attenuation measures which will ensure that internal noise levels from external road traffic noise sources shall not exceed 35dBLAeq, 0700-2300 in any habitable room or 30dBLAeq 2300-0700 inside any bedroom, and that external noise levels from external road traffic noise sources shall not exceed 55dBLAeq 1hr in any outdoor amenity areas. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the local planning authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority.
- No burning shall take place on site during any phases of the development.
- During all phases of the development the working hours shall be restricted to:

8 AM till 6 PM Monday to Friday
8 AM until 1 PM Saturdays
and no working at all on Sundays or Bank Holidays and any vehicles arriving at and leaving the site must do so within these working hours.

The Institute of Air Quality Management's "Guidance on the Assessment of Dust from Demolition and Construction (February 2014)" would class the applicant site as large and the sensitivity of receptors in the area as high. The applicant should therefore produce a Dust Management Plan as part of an overall Construction

Management Plan. The applicant is advised to have regard to the Mayor of London's publication "The Control of Dust and Emissions from Construction and Demolition: Best Practice Guidance – Supplementary Planning Guidance July 2014" and in particular to Chapter 5 "Dust and Emissions Control Measures", which are summarised in Appendix 7 of the Best Practice Guidance.

Should you wish to discuss this further please contact me.

Trees and Landscape

No comments received.

Landscape Officer

Landscape character / impact:

The current site is attractive, productive agricultural land with a small proportion of pony paddocks. However, it is well contained by the existing settlement edge and the well established new woodland "Howard Piece" which extends over 2ha to the east. A further new woodland , Conquest Wood has been planted by the FMV to the south of the site, in a position which would help screen views from the Greensand Ridge.

I do not object to the development of the site on landscape terms. However, there are aspects of the Development Framework Plan which I would like to see amended to help protect the amenity of local residents.

The FP does indicate a good proportion of public open space adjacent to the wood, but I would prefer to see an adjusted design which would provide additional planting along the boundary of Chapel End Road and at the site's limited frontage on Mill Lane, adjacent to the emergency access. Existing residents on these lanes will have experienced a rural outlook and I would prefer to see the limited landscape proposals indicated for these boundaries to be strengthened, even if there is a corresponding reduction of the amenity open space.

The proposed main access from Chapel End Road is directly opposite residential properties, which are judged to be highly sensitive receptors. The LVIA states that mitigation is required, but these properties will look out on a roundabout junction, a school building and hard surfaced , lit sports facility.

I would also like the final design to create a sense of place within the Forest of Marston Vale - especially as the site will link two new woodlands. The wayleave over the pipeline creates a greenway without a focal point- it would be important to create a destination for this path! I am not convinced that the development requires a formal square

- a less formal "village green" would be more appropriate.

Tree and hedge planting within the development needs to reflect the Forest and the rural setting - I would hope the development would avoid the current approach using formal railing and ornamental shrubs to define front gardens. Houghton Conquest has a number of picket fences and walling which includes ironstone as well as local brick - including local details in the external works would enhance the development.

If possible, the development could pick up views to the church and the wind turbine. There are magnificent views south to the greensand ridge which should also be exploited.

I have seen the Ecologist's comments on the lighting impact of the MUGA. I also would prefer this area to be transposed with the Forest School, as long as the MUGA can be designed to minimise impact on local residents. It would make sense for a Forest School or Nursery to have direct links to the open space, orchard and woodland.

I am concerned that the development will lead to increased pressure on Howard Piece - the footpath through this wood is very narrow at present. The development will need to contribute to increased management of the woodland and connecting rights of way.

If approved, I would be happy to liaise over landscape proposals – e.g. it would be important to use stock of local provenance. There might also be scope to use hay from Kingswood and Glebe Meadows to provide seed to diversify the amenity grassland.

Ecology

Having read through the ecological appraisal I am satisfied that the proposals would not result in a detrimental impact to biodiversity. A number of recommendations are made at the end of the report.

The Design and Access Statement shows good areas of green space which link into the existing Howard Piece wood and areas of young plantation. Existing trees and hedgerows are to be retained and ecological enhancement in the form of a community orchard, pond and landscaped parkland is proposed.

Focus has been placed on multi-functional habitats which promote open access, such as a woodland trim trail. The site lies within the Marston Vale Community Forest so a greater onus on woodland cover would be expected,

especially by linking trees and GI through the site.

The inclusion of SUDs in the form of a drainage pond could extend further into the development in the form of rain gardens and rills, thus supporting biodiversity throughout the site.

I note that the MUGA is shown on the eastern edge of the site but I would rather this was on the opposite side trading places with the nursery to prevent potential light pollution in to the new woodland / open areas, in accordance with 4.23 of the ecological appraisal.

The NPPF calls for development to deliver a net gain for biodiversity and the CBC Design guide offers suggestions on opportunities for enhancements such as the inclusion of integrated bird and bat boxes. Certainly I would wish to see boxes included at a 1 box: 1 dwelling ratio across the development.

Should planning permission be granted I would wish to see a Construction Environment Management Plan submitted to guide ecologically sensitive clearance of the site and to ensure biodiversity enhancements are delivered.

Sustainable Growth
Officer

The proposed development should comply with the requirements of the development management policies DM1: Renewable Energy and DM2: Resource Efficiency. These policies were identified by the applicant as relevant to the proposed development in the Planning Statement. The document states that the development has been design to meet the policies' requirements, but does not provide details how the proposed development will meet the requirements.

The proposed development is over the threshold of the policy DM1 to meet the development's 10% energy demand from renewable sources.

Policy DM2 encourages all new development to meet CfSH Level 3. The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. The proposed development should comply with the Building Regulations and deliver 10% of its energy demand from renewable or low carbon sources. I would encourage applicant to take a fabric first approach and consider Passivhaus design principles such as optimal solar orientation of dwellings, to lower energy demand before applying renewable energy technologies.

The design of the scheme should consider orientation of dwellings and risk of summer overheating. West facing dwellings/rooms are more likely to overheat and should be avoided or shaded using design features such as overlarge eaves and canopies, use of solar control glazing. Alternatively, shading can be achieved by planting of appropriate deciduous trees which would provide shade in summer and allow the light and heat to penetrate dwellings in winter months when heat gain is beneficial.

Tree planting must be taken into consideration at the initial planning stage of the development to ensure that the spreading roots and canopy will not cause damage to the properties and underground services when the tree reaches maturity. I would advise a consultation with a tree officer to select the most appropriate tree species.

In terms of water efficiency, the development should achieve 105 litres per person per day (requirement of CfSH Level 3/4). The standard could be met through installation of water efficient fittings, such as low flow taps and dual flush toilets. Proposed water harvesting system could help to achieve even higher water efficiency standard. I note that the applicant proposes to achieve this standard through meeting a Level 3 of the CfSH standard. Water butts should be installed to collect rain water and reduce potable water use in the garden.

Planning conditions

I would suggest the following planning conditions to be attached:

- 10% energy demand of the development to be secured from renewable sources;
- Water efficiency standard to be 110 litres per person per day.

Green Infrastructure Co-Ordinator

The proposed development is in conflict with the Houghton Conquest Parish GI plan, which identifies the area as a priority for preserving greenspace between the village [Houghton Conquest] and Wixams. This has been identified by the community as a priority GI aspiration. The Parish GI plan has been endorsed by CBC as something we would use when considering development proposals, and therefore this conflict should be taken into account.

The design of the development, in terms of considering how GI enhancement could be maximised, is inadequate. There is insufficient consideration given to how the site relates to green infrastructure assets in the immediate vicinity. Some consideration is given to the adjacent woodlands at Howard's Piece and Conquest Wood

(which would both be affected by increased visitor pressure as a direct result of the development, and should therefore receive developer contributions to mitigate this impact). However, the location of the site in relation to adjacent Rights of Way has not been adequately considered. Enhanced walking access should be integrated with green infrastructure within the site. Footpaths connect to the site at the north-east corner, but insufficient consideration has been given to how these integrate with routes / paths around the open space area.

The design of the SuDS should deliver multiple environmental benefits, in line with the adopted SuDS SPD. No reference has been made to this guidance, and the proposals for SuDS design are unacceptable, and do not comply with the requirements of the SPD. There is no evidence of appropriate consideration having been given to non-piped transfer or treatment of surface water, nor has there been a genuine exploration of the water management and treatment train. The approach is essentially a pipe and pond solution with the addition of water butts. There is insufficient information on pollution control, and the design of the detention area is not integrated in the design of the wider green infrastructure proposals for the site, which are the other side of the site. The proposals are unacceptable in policy terms.

Countryside Access Services

A development of this size, with approximately 125 houses, will bring additional pressures to countryside sites in the area, mainly Kings Wood– an ancient semi-natural woodland and Glebe Meadows to the South/South West (approx. 1200m away). both are registered SSSI sites.

CBC's development Strategy includes specific policies to protect, enhance and promote enjoyment of the Public Rights of Way and Countryside Access to sites that has a positive effect on the quality of life and health.

Future maintenance of POS within the development -

- At this stage, we believe it is not a site that fits the criteria for the Countryside Access Service (CAS) to maintain in the future.

If the application is approved, we have no material objection and believe the provision of public open space within the development is well provided.

Leisure Officer

The MUGA should address the outdoor sporting requirements

A local area for play or LAP is 100sqm with 3 pieces of

equip for 3-6yr olds so is not sufficient for 125 dwellings. The Leisure Strategy has moved away from the LAP/LEAP/NEAP age breakdown and tries to create a play facility/ies that serve all ages of children.

If the developer is proposing only one on-site play area then its content will need to be sufficient in quantity and wide enough in age-specific equipment to serve the whole development. (As a guide a LEAP was triggered at 50dwgs; and a LAP at 15dwgs). I would be seeking a play area of approx. 500-600sqm with 4 pieces of equipment for 3-6 year olds plus 7 pieces of equipment for 6-12 yr olds, with safety surfacing and ancillary facilities part of the scheme.

Public Art

With reference to CBC Development Strategy Policy 43 High Quality Development:

11.26 The Council recognises the important role that public art plays as part of wider public realm improvements in the creation of local distinctiveness. Accordingly the Central Bedfordshire Design Guide sets out the councils approach to delivering Public Art. The Design Guide sets a threshold to include Public Art on public facing developments of over 100 homes or 1000 square metres and requests that developers and promoters of projects produce a Public Art Strategy for sites to be agreed with the Council.

The Central Bedfordshire Design Guide provides extensive guidance on the opportunities for the inclusion of Public Art within developments and process for achieving this:

Central Bedfordshire Council actively encourages the integration of Public Art into new developments across the area. It is the Council's preference that developers and promoters of projects should take responsibility for the funding, management and implementation of Public Art either directly or through specialist agents, in consultation with Town and Parish Councils and Central Bedfordshire Council.

Public Art must be integrated within development design process at the earliest stages and inform master plans and design briefs. Where possible artists should be appointed as an integral part of the design team. Public Art must be site specific

Given the site context and rich cultural and social history, rural industry, trades and materials - and natural environment resources - there is a wealth of resources to

engender sense of place and local distinctiveness through site specific public art interventions. Public art is also a valuable tool for community engagement, engaging existing communities and new, especially through workshops.

Therefore I recommend that for the Outline application A Public Art Statement is required setting out how public art will be integrated within this development and describing: Nature and purpose of public art interventions are described.

Relationship with site; preferred locations including buildings and spaces (these can be identified in layout plans)

An outline public art brief explaining how artists will be involved, recruiting process and process for community involvement

The CBC Design Guide provides full guidance on opportunities and process for including public art but please do contact me if you have any queries or wish to discuss further.

Sustainable Urban
Drainage (SuDs)
Management Team.

We recommend that this proposal be refused due to insufficient detail being provided regarding the management of surface water from the proposed development.

Reason

We agree that the principles of surface water drainage have been sufficiently addressed for the outline application and we also agree that the final design, sizing and maintenance of the surface water system can be agreed at the detailed design stage. However, we have some significant concerns with the calculations submitted and cannot recommend a condition until we are satisfied that the design will be based on evidence resulting from the correct methodology for calculating the proposed run off rates and attenuation storage.

Table 4 (Section 6.2 of the FRA produced by Hydrock) identifies that post development run-off will be restricted to the Q_{bar} rate for the site (15.6 l/s), based on the developable area of 4.31 ha (including gardens etc). However, Table 5 (Section 6.6) calculates the attenuation volume for the 1:1yr, 1:30yr and the 1:100yr+CC based on the impermeable area only (2.37 ha). This is not appropriate. The proposal will therefore only attenuate for the impermeable area of the development whilst discharging at a rate based on the impermeable and

permeable areas of the site, resulting in an increased volume of surface water leaving the site than does at present. The allowable discharge post development should be based on the greenfield run off rate for the positively drained area only (i.e. the area that enters the drainage system and is attenuated), otherwise the run-off from the difference in areas is double counted and may result in an increased risk of flooding from surface water. This is not acceptable in terms of the requirements of the National Planning Policy Framework and supporting Technical Standards for Sustainable Drainage Systems.

This risk is further exacerbated by a known issue of flood risk downstream to the proposed development site and our recommendation for refusal takes into account the significant effect on the likelihood and consequence of flooding at this location if surface water management of the developments is not appropriately designed.

In order to be deemed acceptable the proposal needs to demonstrate that the discharge rates and volumes from the site do not increase post development across all modelled storm events (i.e. Qbar, 1:1yr, 30yr, and 100+CC). The proposed discharge rate should be based on the same area that is to be positively drained and therefore attenuated. If the proposed discharge rates are based on the developable area, this assumes the entire area will be positively drained. For this reason the maximum attenuation storage volume should be calculated based on the run-off for the entire developable area (albeit considering the different rates/volumes from the permeable and impermeable areas which discharge to the system). If only the impermeable areas are proposed to be positively drained then the allowable discharge rates must be amended to reflect this area only (which in turn will have a knock on impact on the attenuation storage requirement).

Additional advice

Further to the above, Section 3 of the FRA explains the existing flood risk downstream of the site in more detail and states that surveying should be undertaken at the detailed design stage to establish the condition of the receiving watercourse and whether any improvements can be made to reduce the risk of flooding. We therefore recommend that this be made a priority and if the watercourse is found to be unsuitable in any way that betterment be provided in order to mitigate future risk to the site as well as to the downstream properties. This may include an appraisal of potential alterations to the existing downstream features or structures, or the provision of long term storage on site in order to mitigate

flood risk downstream. Community engage with the surrounding households and land owners may provide additional opportunities to ensure the management of the watercourse is improved in the long term and would also provide transparency on what is a locally sensitive flood issue.

Please note that Land Drainage consent will be needed in addition planning approval in order to carry out any work that is proposed in, over, or adjacent to a watercourse, or which will likely affect the current flow of water in an ordinary watercourse.

Following the submission of clarifying information, it is considered that outline planning permission could be granted to the proposed development and the final design, sizing and maintenance of the surface water system agreed at the detailed design stage. I will therefore recommend that we remove our objection on the understanding that an enhanced Surface Water Drainage Strategy will be provided, including an associated Maintenance and Management Plan for the proposed drainage system.

Anglian Water.

Raised no objections subject to a condition requiring approval of a foul water strategy.

Forest of Marston Vale

Increasing Woodland Cover

Given the application site has wooded boundaries in the form of hedges and trees, Howard Piece Wood to the east and Conquest Wood to the south the Trust recommends that the developer creates wildlife corridors through the development by planting street trees & hedges and increasing the tree canopy within the site to at least 30% in line with the above policy. Any additional planting should be of native stock and could be purchased through a local charity called the Community Tree Trust which is based in Clophill and collects seeds from native tree stock for growing on and selling to the public and commercial sectors.

Increasing Public Access to Existing Woodland

Howards Piece Woodland is located to the east of the development boundary and is owned by the applicant. A new 18m spur is proposed to link the proposed development to Public Footpath 8 via Howards Piece Wood. Given this woodland was planted with funding from the Forestry Commission and included permissive public access it seems only right that new and existing residents are permitted to utilise the wood as part of the proposed development. The Trust requests that formal public access is dedicated within the woodland that

connects to the development and its proposed trim trail and the existing public footpath.

Conquest Wood

The new residents of the proposed development will benefit from the use of the surfaced paths that exist within the Forest of Marston Vale Trusts site called Conquest Wood, located to the south of the development. The surfaced paths would benefit from an additional layer of granite dust to safe guard continued use throughout all seasons and for the increase in use by the new residents. The benches and picnic tables located within the woodland will also be used by the new residents and with increase in use new structures would be beneficial to new and existing users. Costs for this infrastructure is as follows:

- Conquest Wood path improvement works – 20mm granite dust x 2m wide x 1025m long @ £4.75 lin/m = £4869. Blinding now required to maintain ‘access for all’ standard for increase in footfall.
- Replace existing wooden benches with new @ £300 each to guarantee long term and minimal maintenance seating areas 5 x £300 = £1500.
- Installation of new picnic tables x 2 @ £500 each = £1000

Determining Issues

The main considerations of the application are;

1. The Principle of Development
2. Access and Highway considerations
3. Impact on the character of the area.
4. Impact on the amenity of neighbouring residents.
5. The Benefits of the scheme
6. Planning Contributions
7. The Planning balance.
8. Other matters.

Considerations

1. Principle of Development.

- 1.1 The site lies outside of the settlement envelope of Houghton Conquest and is located in land regarded as open countryside. The adopted policies within the Core strategy and Development Management Policies 2009 limit new housing development on unallocated sites to within settlement envelopes (Policy DM4). Houghton Conquest is designated as a large village and Policy DM4 limits new housing development to small scale development. On the basis of this policy a residential proposal outside of the settlement envelope would be regarded as unacceptable.
- 1.2 However, in this instance there are a number of other considerations that have

to be balanced when considering the principle of development. On 29/06/2015 the Council lost an appeal at a site in Langford which is similar in terms considerations into the scale of development and the locational constraints. Part of the conclusions of the appeal decision were that the Council has an undersupply of housing and therefore cannot currently demonstrate a 5 year supply of housing. In these circumstances the National Planning Policy Framework paragraph 49 applies which states that the Council's Housing Policies are not up to date. Paragraph 14 of the NPPF states, among other things, that where the development plan policies are out-of-date, the Council should grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

1.3 Therefore the current situation in policy terms is that while it is acknowledged that the proposal would be contrary to policy DM4, this policy has to be regarded as being out of date. In considering the application the Council must weigh any harm from the proposal against the benefits of the scheme and the report will address this matter.

1.4 Looking at Houghton Conquest as a settlement, the village and immediate area provide a number of facilities:

- Lower school with early years provision.
- Shop with post office
- 2x pub/eatery
- Village hall
- Park/play equipment
- Sports pitches
- Skate park
- Allotments.
- Bus route 42 – Bedford to Dunstable. Hourly. (including stops at Ampthill Waitrose and Flitwick Rail Station)
- Middle and upper schools within Bedford Borough but are accessible and there is also pressure on Marston Vale Middle and Wootton Upper school.
- Healthcare is provided in Ampthill which has the nearest GP and dentist, both of which are accepting new patients.
- Consideration should also be given to the proximity of the village to the Wixams development and in particular the future Rail Station, local centre and employment possibilities

1.5 The above list shows that the village itself provides a number of facilities and nearby catchments can accommodate in areas where the village itself does not provide. It is not considered correct to conclude that Houghton Conquest is a sustainable location capable of accommodating growth on the basis of the list above. In order to be regarded as sustainable the village would need to be able to support the infrastructure needs of the existing and the projected population and this is not the case. However, at the same time, taking account of the close location of facilities and infrastructure services it is also considered that it would not be justified to argue that Houghton Conquest is so remote and short of facilities that it would be so unsustainable that it could not accommodate growth

to the extent that the impact would be demonstrably harmful.

- 1.6 In terms of the principle of development, it is acknowledged that the scale and location of the proposal are not considered to be suitable in light of the Council's adopted policies. However, these policies have to be considered out-of-date at this time and therefore unless significant and demonstrable harm can be identified from the merits of this proposal the principle of housing development should be regarded as acceptable.
- 1.7 Reference was made in the September meeting to the presence of a GPSS pipeline running through the site. The applicant has stated that development will consider the constraints associated with such an installation and has indicated on the framework plan that an easement will be provided following the line of the pipe and any crossover will be perpendicular to its route. A consultation has been sent to the Health and Safety Executive for comments and none have been received to date.

2. Access and Highway considerations.

- 2.1 Other than the principle of development, the only detailed matter for consideration is access. The proposal shows vehicular access to be gained at the southern end of Chapel End Road. The Council's Highways Officer has reviewed the proposal having regard to the capacity of the road network against the anticipated number of vehicle movements as well as considerations into parking requirements. The proposed access will create a T-junction arrangement onto Chapel End Road, designed to adoptable standards. No objection has been raised to the proposed access arrangements and it is considered that the design can accommodate the projected vehicle movements associated with the development without harming the existing road network.
- 2.2 The September meeting discussed concerns over the impact of the existing on street parking on Chapel End Road at Peveril and Rose Cottage. There were no objections to this scenario from a highway safety perspective at that time and the amended plan now shows off-street parking provided for these cottage on the other side of the road. This is considered to be an improvement and therefore there continues to be no objection to the proposal. As the parking proposal is within the applicant's site it can be secured by condition and one is proposed as part of the recommendation.
- 2.3 The scale of development proposed is such that the provision of up to 125 houses would impact on highway infrastructure. There will be added strain on the public transport network. The village is served by a regular bus service but the quality of the bus stops is poor. It is felt necessary to require the upgrade of existing bus stops as an improvement to the existing public transport facilities and the applicant as agreed to this. The scheme therefore provides an improvement in this respect that can be secured through a S106 agreement.
- 2.4 Furthermore it is noted that the location of the access is beyond the existing 30mph speed limit signs at the entrance to the village on Chapel end Road. In the interests of the safety of both pedestrian and motorists the appellant is required to finance the relocation of the beginning of the 30mph zone to a suitable location that encompasses the proposed access. This will be secured by way of finance for a Traffic Regulation Order to enable the Council to carry

out the works to the required standard.

- 2.5 Detailed design matters are reserved for future consideration. In terms of parking provision any reserved matters application would be expected to incorporate the recommendations of the Council's adopted Design Guide. This Guide sets out the Council's standards for parking provision and road layout and any submission would be required to be compliant with this document to be considered acceptable.
- 2.6 On the basis of the considerations given above the proposal is considered to propose an appropriate access arrangement on a road network that has capacity to accommodate the levels of growth proposed and therefore it is considered to be acceptable in terms of its impact on the highway.

3. Impact on the character of the area

- 3.1 The Landscape Officer has considered the impact of the scheme and has raised no objections advising that the site is contained by between the settlement extent and new woodland planting to the east. It is noted that the Green Infrastructure Co-ordinator has raised objection principally on the grounds that the development would be on land providing the gap between the village and the Wixams Development. A number of comments have been made regarding the layout of the development but it should be noted that layout is a reserved matter and therefore this level of detail has not been submitted. The site is noted as constituting productive agricultural land with a small proportion of paddocks used for equine activities. On the approach to the village along Chapel End Road, the site is notably visible and currently serves as the immediate open countryside adjacent to the extent of the built village. This would be irreversibly lost as a result of this development and replaced by what would in the short to medium terms, be an extension of the built form into the open countryside. Indicative landscape proposals show that the development would be screened over the long-term.
- 3.2 The loss of landscaping and expansion of the village into the open countryside is considered to result in a harmful impact, however taking account of paragraph 14 of the NPPF, consideration has to be given to whether or not this harm is significant and demonstrable.
- 3.3 As part of the consideration of this application the report will consider the benefits of the scheme (Section 5 and 6) and balance these with the adverse impacts (Section 7) before making a recommendation. The Landscape Officer has not highlighted any landscaping features of significance on the site and noted that the framework proposes additional landscaping. In order to warrant a justifiable reason to refuse the application this consideration will need to be considered in light of whether or not the impact is significant and demonstrably outweighs the benefits of the scheme.
- 3.4 Taking the issue of the impact on the landscape character of the area in isolation. The proposal is considered to have an adverse impact. However, as already emphasised, in this instance this application has to give careful consideration to all issues in light of the advice in the NPPF, notably a presumption in favour of sustainable development.

4. Impact on neighbouring residential amenity.

- 4.1 At this edge of village location, the site is immediately adjacent the rear boundary fences of properties to the south east on Crancott Close, Stanbridge Way and Broadway. There are also residential properties on Mill Lane and Chapel End Road to which the development will be visible. The proposed Development Framework plan indicates that the proposed residential area of the development and areas for play would not be located adjacent the boundaries of the site and that said boundaries would be screened by either existing or proposed planting.
- 4.2 Although detailed design matters are reserved, the information submitted with this application shows that it would be possible to develop the site for up to 125 dwellings without resulting in a detrimental harm to the amenity of existing neighbouring residents by virtue of impact such as overlooking, loss of light or noise disturbance.
- 4.3 In terms of providing suitable level of amenity for potential occupiers, any detailed scheme would be expected to be designed in accordance with the Council's adopted Design Guide and this guide includes recommendations to ensure suitable amenity levels are provided. Therefore it is considered that the adopted policy can ensure that a suitable level of amenity could be provided for new residents.

5. The benefits of the scheme

- 5.1 Paragraph 14 of the NPPF states, amongst other things that there is a presumption in favour of sustainable development, and in terms of determining applications in instances where relevant policies are out-of-date, it means granting planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
- 5.2 As stated in para 1.3 the relevant CSDMP DM4 is considered to be out of date at the current time. In accordance with the NPPF, consideration therefore has to be given to the perceived benefits of the scheme. The applicant has provided within the Planning Statement a list of the aspects they consider to be benefits of the development. These are:
- The Provision of Market Housing – As a boost to housing supply, 'with substantial delivery within the next 5 years'
 - The Provision of Affordable Housing – at 35% which amounts to up to 43 dwellings.
 - Transport Improvements – The applicant states that increased patronage resultant from this application would increase the sustainability of the existing public transport system.
 - Economic Benefits and New Homes Bonus – support approximately 114 full time equivalent jobs and eligible for New Homes Bonus of approximately £1.2M.
 - Local Spending Power – through increased residents.
 - Biodiversity and Ecological Benefits – Landscape and Green

Infrastructure benefits through conservation of existing landscaping and proposed landscaping. Attenuation pond will also provide a landscape feature with wildlife value.

- Social Benefit – housing to meet need and support growth aspirations in a location close to key services and facilities.
- Public Open Space – Provision of informal open space and a country park/open space with woodland trim trail.
- Contributions – The applicant is willing to enter in an agreement to provide necessary contributions to infrastructure improvements

5.2 The provision of both market and affordable housing can be regarded as benefits of the scheme. Affordable housing provision is a policy requirement regardless of how it is dressed to be perceived in a submission however there is pertinent case law that also determines such provision should be regarded as a benefit in any case. Consideration should be given to the fact that the provision of housing is a benefit in the contribution it makes to re-establishing the Council's required 5 year housing land supply. There is a policy requirement to provide a mix of housing types and therefore to help secure this it would be reasonable to condition the provision of bungalows as part of any reserved matters proposal should permission be granted.

5.3 The point made by the applicant on transport improvements is considered to be weak and should be given little weight. Increased demand on an existing public transport system can be seen as much as an additional strain on this infrastructure rather than a benefit. The applicant also cites the fact that the highway has capacity to accommodate the development as a benefit which is also a point that should be afforded little weight. However (as stated in paras 2.2 and 2.3) as a result of the consultation with Transport colleagues an identified need to bus stop improvements in the village arose and the applicant has agreed to fund the provision of two formal stops in locations that are currently subject to a sign on a post arrangement. The applicant has also agreed to fund the relocation of the existing speed limit signs on Chapel End Road so that it encompasses the new development. It is the provision of these improvements that should be regarded as a benefit.

5.4 The economic benefits can be given weight as a benefit although the perceived benefit of local spending power is considered somewhat tenuous. Likewise the perceived social benefit case is not made with any notable evidence other than it provides dwellings at a time where the Council has issues with providing the required land supply.

5.5 The extent of landscaping indicatively proposed, including the provision of informal open space and an attenuation pond, along with extent of retained landscaping, is such that the proposal demonstrates the potential to a gain in biodiversity. It is considered presumptuous to state that the additional landscape is benefit to the scheme. The development of the site results in an irreversible loss of existing landscape character. The loss of open countryside is considered to be an adverse impact of the scheme as a matter of principle. The provision of additional planting is principally proposed to mitigate the impact of the increased built form and while this would be achieved in the long term will not be apparent in the short to medium term. While the proposal can be considered to result in a

biodiversity enhancement it is questionable to conclude that the loss of open countryside to residential development with associated landscaping amounts to a landscape benefit.

- 5.6 The provision of public open space is considered to be a benefit to the extent that it caters for a demand born out largely from the scale of development proposed. However it should be noted that a multi-use games area (MUGA) is proposed within the development but this was not listed by the applicant. On the basis that it would be accessible to the community it should be regarded as a benefit.
- 5.7 Contributions are intended to be secured through a S106 agreement and these are considered to be a benefit. Contributions are addressed in the next section to help give clarity as to the extent of contributions sought.
- 5.8 The applicant has also not included the provision for a site for a nursery/woodland school as a benefit to the scheme. It should be noted that the proposal is to provide a site for such a facility and not to provide the facility itself. The provision of a site is supported by the Council's Early Years team although it is acknowledged that it would not be a requirement under the CIL Regs. As a result the provision of such a facility should be considered on its merits as part of the proposal. It is considered that it is acceptable in planning terms and the applicant has confirmed that it would be marketed for development privately rather than transferred as a parcel for land to the Council. Specifics aside, this should be given weight as a benefit to the scheme.

6. Contributions and the S106 agreement

- 6.1 Contributions would be secured through a S106 legal agreement which would specify amounts along with other relevant matters. The content of a S106 agreement, including the agreed financial amounts should be given weight as a benefit of the development.
- 6.2 In terms of financial contributions the Heads of Terms are still in discussion at this point and will be finalised prior to the Committee Meeting with confirmed Heads of Terms to be included in the Late Sheet. Currently the financial contributions as being discussed are as follows:

Sustainable Transport

- £5,000 towards a Traffic Regulation Order (TRO) to reduce the speed limit to 30mph for the extension of the 30mph speed limit adjacent to the site entrance further north on Chapel End Road.
- £44,000 towards the provision of two bus shelters in the vicinity of the site.

Education

- Lower School Contribution – Houghton Conquest Lower School expansion - £288,050
- Middle School Contribution – Marston Vale Middle School expansion - £289,848
- Upper School Contribution – Wooton Upper School expansion - £355,430.40

Leisure

- Contributions will be sought to provide additional gym equipment for Flitwick Leisure Centre. The agreed amount will be proportionate to the anticipated level of use resultant from this development.
- The proposed MUGA is considered to address the outdoor leisure requirements.
- The revised Local Area for Play in accordance with the comments from the Leisure Officer.
- The addition and enhancement of footpaths links within the adjacent Howard Pierce Wood either through agreed sum or an agreed implemented scheme as the developer's cost.
- Contributions sought to enhance nearby Conquest Wood due to increased usage arising from the development. Contributions sought are:
- Conquest Wood path improvement works – 20mm granite dust x 2m wide x 1025m long @ £4.75 lin/m = £4869.
- Replace 5 existing wooden benches costing £300 each to guarantee long term and minimal maintenance seating areas.
- Installation of 2 new picnic tables costing £500 each.

Waste Management Contribution

- £46 per dwelling towards equipping all new residential properties with kerbside and domestic waste/recycling containers.

6.3 As well as financial contributions the S106 agreement seeks to secure other pertinent issues. In this instance the S106 would seek to secure the provision of the open space and future management and to secure the affordable housing particulars including numbers and tenure.

6.4 Following the deferral, comment from the NHS relating to healthcare provision have been sought. At the time of drafting this report there has still been no response received and any that is will be included in the late sheet. The situation regarding healthcare is that the nearest facility, Amptill, is accepting new patients and therefore not at capacity.

7. The Planning Balance

7.1 Paragraph 14 of the NPPF states that, in circumstances where relevant policies have to be considered out of date, planning permission should be granted unless it can be demonstrated that the adverse impacts of a scheme significantly and demonstrably outweigh the benefits.

7.2 The benefits are demonstrated in Section 5 and these should be weighed against the adverse impacts which, in this instance, amount to the encroachment of built form into the open countryside resulting in the irreversible loss of open countryside. The impact of this is harm to the character of the area. If the Council's policies on housing development were considered to be up to date this application would not be supported and recommended for refusal. However at the time of considering this application this is not the case and while it is considered that the impact of the proposal on the character of the open countryside is harmful it is not considered to be to the extent that it would outweigh the benefits detailed above to the extent that planning permission can be justifiably refused.

- 7.3 Although detailed design matters are reserved in this application, the framework plan shows that, indicatively, the development would not have good connectivity to the existing village and would sit somewhat isolated from its built form. As above, although this is considered to be an adverse impact it is still not considered to be to the extent that it would outweigh the benefits detailed above to the extent that planning permission can be justifiably refused.
- 7.4 In spite of the harm that would be caused to the character of the area and the concerns over the detached nature of the development proposed it is considered that the extent of harm caused would not outweigh benefits identified in the report to the extent that it could be regarded as significant and demonstrable. As such, the application is recommended for approval.

Recommendation

That subject to the completion of a S106 agreement, outline planning permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.
- 4 Each reserved matters application for landscaping shall include a scheme showing the areas of open space to be provided as part of that reserved matters application; including any public amenity open space, Local Equipped Areas of Play (LEAP) and Local Areas of Play (LAP). The scheme shall also include relevant details of the location, layout, size, programme for delivery, location and specification of boundary structures, play equipment

and materials. The scheme shall be implemented in accordance with the approved details and the approved programme for delivery.

Reason: To ensure adequate provision of open space and play equipment on site in accordance with policy CS3 of the Core Strategy and Development Management Policies 2009.

- 5 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 6 **No development shall take place until details of the existing and final ground, ridge and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties. Thereafter the site shall be developed in accordance with the approved details.**

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 7 No works relating to the construction of the dwellings hereby approved shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 8 No works relating to the construction of the dwellings hereby approved shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who

will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 9 **No development shall take place until details for the protection of the retained trees and hedgerows during construction in accordance with the Root Protection Areas identified in the 'Arboricultural Assessment' dated March 2015, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. There shall be no built development within the identified Root Protection Areas, branch spreads and tree shadows of the retained trees and hedgerows, in accordance with the Arboricultural Assessment' dated March 2015.**

Reason: To ensure retained landscape features are protected in the interests of ecological preservation and achieving high quality development in the interests of policy DM3 of the Core Strategy and Development Management Policies.

- 10 **Notwithstanding the details in the approved plans, no development shall take place until the detailed design and associated management and maintenance plan for the proposed surface water drainage for the site, based on sustainable principles and a detailed site specific assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design 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 for the lifetime of the development.

- 11 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.

- 12 The development hereby approved shall include the provision of a minimum of 5 bungalows across the site. These shall be detailed in any reserved

matters application.

Reason: To ensure a suitable housing mix across the development in accordance with policy DM10 of the Core Strategy and Development Management Policies 2009.

- 13 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of an Ecological Management Plan which will guide the ecologically sensitive clearance of the site and ensure the provision of biodiversity enhancements. The development shall then be carried out in accordance with the approved details.**

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 14 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.**

Reason: In the interests of sustainability.

- 15 **No development shall commence at the site before a schedule identifying a phase or phases for the provision of public art at the site has been submitted to and approved in writing by the Local Planning Authority. No development shall commence at the identified phase or phases before a Public Art Plan has been submitted to and approved in writing by the Local Planning Authority. The Public Art Plan shall include:**

- **A detailed description of the public art that will be provided at the site.**
- **A timetable for the implementation and completion of the public art at the site.**
- **A brief for the involvement of the artists.**
- **An assessment of the positive impact the Public Art will have on the environment and / or the local residents.**
- **A description of the commissioning and procurement process.**
- **Details for future care and maintenance.**

The development shall be carried out as approved in accordance with the Public Art Plan.

Reason: To ensure that appropriate public art is provided at the site.

16 There shall be no more than 125 residential units at the site.

Reason: To ensure that the site is not overdeveloped.

17 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a scheme to provide 4 off street car parking spaces in a similar manner to that identified on Drawing Number C14615 002 Rev B with direct access off Chapel End Road. The parking spaces should be provided prior to first occupation of the dwellings in accordance with the approved details and should be retained for that purpose thereafter.**

Reason: In the interests of highway safety and convenience in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers GLA21.01 Revision 1, GLA21.02 (insofar as it relates to setting the parameters of proposed land uses) and C14615 002 Rev B.

Reason: To identify the approved plan/s and to avoid 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 Condition 10, the applicant is advised to note that the Surface Water Drainage Strategy should comprise, at a minimum -
 - Detailed information relating to the hydro-geological context of the site and site specific investigation results.
 - Details of the proposed development, impermeable areas, peak flow rate and storage requirements with clear methodology.
 - A detailed SuDS design statement.
 - Management of exceedance, climate change and urban creep.
 - How the design meets water quality, ecological criteria and social objectives.
 - A method statement detailing construction of the drainage system.
 - A finalised maintenance and management plan, including details of the responsible body for individual components of the surface water drainage.Detailed plans and drawings (to an appropriate scale and clearly labelled).

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

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) Order 2015.

DECISION

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