

## **Item No. 06**

<b>APPLICATION NUMBER</b>	<b>CB/15/04664/FULL</b>
<b>LOCATION</b>	<b>Land adj. to Timber Lane, Woburn</b>
<b>PROPOSAL</b>	<b>Planning application for the erection of up to 10 dwellings, internal access road, car parking, landscaping and ancillary enabling works, together with the formation of a new vehicular access from Timber Lane, Woburn.</b>
<b>PARISH</b>	<b>Woburn</b>
<b>WARD</b>	<b>Aspley &amp; Woburn</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Wells</b>
<b>CASE OFFICER</b>	<b>Lisa Newlands</b>
<b>DATE REGISTERED</b>	<b>10 December 2015</b>
<b>EXPIRY DATE</b>	<b>10 March 2016</b>
<b>APPLICANT</b>	<b>Woburn RP Ltd</b>
<b>AGENT</b>	<b>Savills (UK) Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from the Development Plan and Called in by Councillor Wells.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval subject to the completion of a S106 agreement.</b>

### **Summary of Recommendation**

The proposed development is for a rural exception scheme within the South Bedfordshire Green Belt in Woburn. The principle of the development is considered acceptable and is in conformity with the National Planning Policy Framework. The proposal would involve development within a County Wildlife Site, however, it would secure a long-term future management plan for the remaining area of County Wildlife Site and additional land that can be managed for wildlife habitats adjacent, through this and the additional measures within the development it is considered that the proposal would deliver a net gain in terms of biodiversity and would be in accordance with the NPPF. It is considered that the proposed design and layout of the development would conform to highway requirements and the proposed junction arrangements would be acceptable. The Highways Officer is content that the additional traffic generated from the development can be accommodated within the local highway network. It is therefore considered that the proposed development is acceptable in planning terms. The application is therefore recommended for approval subject to the completion of a S106 agreement.

### **Site Location:**

The application site is located to the north of Timber Lane on a currently open area of land. The site is within the South Bedfordshire Green Belt and includes part of the County Wildlife Site. The land has previously been used as a playing field and in the last few years has been lain fallow. The site is adjacent to the Woburn conservation area.

Woburn has a defined Green Belt infill boundary identified in the proposals maps within the Core Strategy and Development Management Policies for Central Bedfordshire (North). This site is outside of this infill boundary. Woburn as a village contains a mix of commercial and community facilities.

The total site area, including the County Wildlife Site is 2.45 hectares. As a whole the site slopes away from Timber Lane some 8m south to north. The site itself slopes some 5.5m south to north.

### **The Application:**

Planning permission is sought for the erection of up to 10 dwellings. The proposal is to be comprised of 80% affordable and 20% market units and seeks to qualify as a rural exception scheme.

This application is a revised proposal of one that was previously withdrawn. It seeks to overcome some of the concerns raised and has been through a number of revisions since being submitted in 2015.

The site will be accessed from a new junction off Timber Lane and is formed off an L-shaped development with the majority being set back from the road frontage.

The development will comprise 10 semi-detached properties, each with a garage, additional parking space and private garden. The proposed density of development would be approximately 24 dwellings per hectare. The mix of dwellings proposed in 6 x 3 bedroom dwellings and 4 x 2 bedroom dwellings, all suitable for family accommodation.

### **RELEVANT POLICIES:**

#### **National Planning Policy Framework (NPPF) (March 2012)**

Section 6 - Delivering a wide choice of quality homes

Section 7 - Requiring Good Design

Section 11 - Conserving and enhancing the natural environment

#### **Core Strategy and Development Management Policies- North 2009**

CS1 Development Strategy

CS2 Developer Contributions

CS3 Healthy and Sustainable Communities

CS5 Providing homes

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 New Development

DM4 Development within and Beyond Settlement Boundaries

DM10 Housing Mix  
DM14 Landscape and Woodland  
DM15 Biodiversity  
DM16 Green Infrastructure

## Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

## Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

### Relevant Planning History:

<b>Application:</b>	Planning	<b>Number:</b>	CB/14/04580/FULL
<b>Validated:</b>	27/11/2014	<b>Type:</b>	Full Application
<b>Status:</b>	Withdrawn	<b>Date:</b>	03/12/2015
<b>Summary:</b>		<b>Decision:</b>	Application Withdrawn
<b>Description:</b>	Erection of up to 10 residential units, internal access roads, car parking, landscaping and ancillary enabling works, together with the formation of a new vehicular access from Timber Lane, Woburn		

### Consultees:

Parish/Town Council

Revised scheme - there are mixed views within the Parish Council, however, they agreed that affordable housing was valuable for the village. The Parish Council fully supports affordable housing for those in need and it is only the site location and the impact on the immediate area that remains the issue with the latest proposal. The following issues have been raised during the discussion:

- concern that if the application is declined the applicant may not choose to use another site and no affordable housing would be built at all, with an impact on local small businesses;
- the latest proposal now fronts Timber Lane again and seems to again raise all of the objections the 2014 proposal gave. This was considered confusing and unhelpful;
- concern that the new positioning, combined with the reduced number of parking spaces proposed will exacerbate problems caused in this area of the village resulting from unsafe and pavement parking;
- concern that the application does not consider alternative sites - the applicant has put forward other sites within the village in the call for sites which may be more suitable for residential development;
- a well-used, open recreational space would be lost;

- impact on road safety due to additional parking and traffic the scheme would create within the narrow entrance to Timber Lane and on the blind bend leading down the Lane;
  - three smaller roads feeding into the top of Timber Lane are not shown on the developer's plans;
  - the number of parking spaces included in the scheme may comply with guidelines but they do not take into account the specific situation in the immediate area
  - others have said that they hoped to live in those houses and as they already live in Woburn their cars would not be adding to the traffic volume;
- the exceptional circumstances needed for permission for a rural exceptions scheme is not met by the out of date survey and the scheme not reflecting the identified need;
- the housing mix does not reflect the mix required;
- The realignment of the bridleway would mean that it would be shielded from view and will become an alley way. Therefore, no longer safe for children and others to use as a safe route to and from the village;
  - Leighton Street route is unsafe due to heavy traffic and narrow pavement;
  - lorry ban would resolve this issue;
- would create a precedent and it would be hard to resist further development around and behind the proposed site;
- latest scheme does not propose the adjacent field as part of the enlarged CWS;
- the applicant hasn't heeded recommendations in the LVIA to explore opportunities to retain views towards the spire of St Mary's;
- still using feedback from the 2014.

The Greensand Trust

Revised Scheme - Maintain objection:

- result in serious harm to/loss of a County Wildlife Site. Lowland meadow - listed as a habitat of principal importance for the purpose of conserving biodiversity. Loss of such habitat should be discouraged in an officially recognised Nature Improvement Area, where the objectives are to protect, enhance and link our nature conservation assets;
- Proposed development is not in line with the council's Core Strategy Policies CS17 and 18. The application does not result in a net gain in GI assets, and would result in a net loss;
- The D&A Statement identifies that the adjacent field could be used to compensate for the loss of part of the existing CWS. The assumption that an area of new CWS can be created as simply and easily as is presented in the application is wrong. There is no

guarantee that the proposed land would meet the criteria;

- The ecological survey work was carried out in March 2014 - this is an inappropriate time for surveying grassland habitats - the suggestion that the CWS has declined in quality since designation cannot be substantiated.

The Wildlife Trust

Revised scheme - Maintain objection:

- it would destroy part of the Caswell Lane Field County Wildlife Site and therefore is not in line with CS17 and CS18 of the Core Strategy;
- the extended phase 1 survey was carried out during a period outside the optimum time for botanical surveys - no resurvey has taken place
- the D&A identifies an adjacent field which could be used to compensate - a CWS needs to meet a set criteria and it may not meet the criteria;
- biodiversity offsetting should result in the compensatory area being substantially larger than that lost and long term management plan secured;
- we support the incorporation of existing features and that this version seeks to retain the boundary and central hedgerows;

Ramblers Association

Objection - The right of way would be severely affected. The tree protection will block the right of way and the developer claims there is no requirement for a temporary diversion. The building of a 1.8m wall along the length of the development will create a tunnel effect and is not safe for riders.

CBC Rights of Way Officer

I have looked through the application and I am pleased with the alterations that have been made. By reducing the number of properties and re-positioning them, the 3m wide bridleway is further protected and will not be effected by rear fencing of the properties.

Natural England  
CBC SUDs Officer  
CBC Highways Officer

I therefore have no objection.

No objection

No objection subject to conditions

No objection subject to conditions

The applications drawings show six of the dwellings to be 3 bedroom and 4 to be 2 bedroom, to be served by a new access road of a design, layout and geometry and visibility provision at its junction with Timber Lane that are all in accordance with the Council's requirements.

Each dwelling as proposed is served by an access drive and single garage, and there are 3 visitor parking spaces, all in accordance with the Council's requirements.

The proposed development in this location has the potential to generate 60 additional traffic movements per day, of which 6 will be am peak and 7 pm peak. However,

CBC Sustainable  
Growth Officer  
CBC Housing  
Development Officer

it is considered that these can be satisfactorily accommodated on the local road network and the proposal is unlikely to have any adverse highway impact, once completed.

No objection

I support this application as it provides for 80% affordable housing. This rural exception site will provide much needed affordable housing within Woburn. A Housing Needs Survey has been undertaken which has identified an affordable housing need within Woburn. An earlier application was made (CB/15/04850) which as part of the application had a financial viability attached which demonstrated a 100% rural exception scheme to be unviable. As a result of this the NPPF allows for an element of market housing to be incorporated within a rural exception scheme and enable the exception scheme to become viable for delivery of affordable housing. This application proposes 80% affordable housing (8 units) and 20% (2 units) market housing. The Housing Needs Survey identified an affordable housing need of 6 units. Even with a small element of market housing incorporated within the scheme, the exception site will be meeting the identified needs of Woburn. The 8 affordable units will be in the form of intermediate tenure.

The application proposes the intermediate tenure to be in the form of intermediate rent. The definition of affordable housing is outlined in my consultee response below and will require the intermediate rent to be 'below market' rents. I would like to see the intermediate rents stipulated within the S106 as being capped at no more than 80% of the market rents for Woburn.

This rural exception scheme will be providing affordable housing for local people, which will remain as affordable in perpetuity. The affordable units will be allocated to eligible applicants through the Local Lettings Policy.

Definition of affordable housing as set out in the NPPF:

*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households; or for the subsidy to be recycled for; or for provision to be made for replacement investment in alternative affordable housing provision.*

*Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels*

*subject to the criteria in the affordable housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.*

CBC Public Protection

No objection subject to contaminated land survey condition.

CBC Landscape Officer

Many thanks for the opportunity to comments on revised proposals with regard to landscape.

The revised layout with development avoiding the brook and tree belt is a positive.

The submitted winter time views are appreciated; I remain concerned about the impact of change on views across the application site to St Mary's Church spire. The view described in winter time in viewpoint 2 and describes a direct view to the church set on rising ground within the setting of the Woburn Conservation Area and landscape setting of the Greensand Ridge.

Illustration D15-3318 describes the visibility splay to the church and spire from viewpoint 2 and proposed development sited directly within this view is disappointing.

The revised Design and Access Statement describes rationale behind layout and arrangement of built form which is appreciated; an original design intention was to maintain views across the application site to the church spire but this design principle has not been incorporated into the revised submitted layout.

Whilst my concerns focus on one selected view I remain concerned that this is a sensitive view in terms of setting and legibility and needs to be protected.

Given the landscape and visual constraints within and beyond the application site I question if the development of the site is appropriate or if this quantum of development can be accommodated appropriately.

CBC Ecology

Following the latest revision of the site layout I am prepared to withdraw my objection on the basis that the proposal could deliver a net gain for biodiversity. This is to be achieved by introducing a favourable management regime for the CWS and adjacent grassland to the west resulting in an area of 1.97Ha being managed for wildlife which would support the objectives of the Greensand Ridge NIA. In addition the Ecological report makes a number of recommendations for works to be included within the built development which support biodiversity objectives;

- bat tubes in the south and west gables of houses;
- three swift boxes fitted in each of the north and east gables of the houses;
- assorted bird boxes should be erected around the site and in the gardens of the properties;
- hedgehog boxes should be included in the four gardens along the north boundary of the development and any solid fencing across the site should have at least one hole 100 x 100mm per fence run to allow movement of small mammals from garden to garden

These are welcomed but are not mentioned elsewhere in the revised documentation. To ensure the development does deliver a net gain for biodiversity I would want a condition to ensure these are provided.

Anglian Water

Comments provided on the original scheme not the revised scheme. However, they raised no objection to the original scheme stating the following:

- There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary
- The foul drainage is in the catchment of Cotton Valley Water Recycling Centre that will have available capacity for these flows;
- The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise of the most suitable point of connection;
- The SUDs strategy for the site is unacceptable to Anglian Water due to lack of information provided regarding the site drainage strategy. We will request agreed strategy is reflected in planing approval
- Anglian Water therefore raise no objection subject to a condition relating to a surface water management strategy being submitted.

CBC Conservation Officer  
CBC Archaeology

No objection.

No objection to this application on archaeological grounds.

### Other Representations:

Neighbours

- The following comments have been received in relation to the revised plans received in May 2016.

### Support:

Within Woburn comments were received from the following addresses - 9 Bloomsbury Close

Outside of Woburn comments were received from the following addresses - 8 Moorlands Road, Hemel Hempstead;

Summary of comments made:

- much needed houses especially if affordable;
- there is a lack of affordable housing within the village and those working in public amenities are being out priced rapidly;
- whilst a lovely hamlet, the opportunity to live there is very rare - there is not sufficient housing and what is available is not adequate
- Woburn needs young residents to help it grow - if these houses are not built, the village is in danger of becoming a pass through;
- even the shops are dwindling due to people not being able to afford to live near their place of work

Objection:

Within Woburn comments were received from the following addresses - 3, 4, 5, 6, 8, 27, 29, 32, 33, 34, 35 36, 37; 38, 39, 40, 42, 43, 44 and 46 Timber Lane

Outside of Woburn comments were received from the following addresses - 45 Cotefield Drive Leighton Buzzard, 114 Felsted Caldecote, 6 Rogate Road Luton, 9 Shakespeare Road Bedford, 63 Willow Way Luton, 5 Moxhill Gardens Willington, 4 The Maltings, Ampthill, 5 Clay Gardens Woburn Sands; 97 Cutenhoe Road, Luton; 5 Sturdy Lane, Woburn Sands; Manor Farmhouse, Church End, Milton Bryan; 2 Selsey Drive, Stopsley; 8 Pine Walk, Silsoe; 1 Park Hill, Toddington; 7 Christie Way, Kettering

Summary of comments made:

- the loss of amenity
- still an inadequate number of parking spaces;
- introduction of another access on to Timber Lane, on a blind bend close to the junction of the main road;
- the adjacent field is no longer offered as CWS;
- this scheme has a greater impact on the unique visual amenity with views of the historic church and beautiful surrounding area;
- unmet housing need unlikely to outweigh the harm to the Greenbelt and other harm to constitute the very special circumstances justifying inappropriate development within the Green Belt;
- loss of connectivity of Timber Lane with the village centre;
- designed access roads will be congested;

- does not meet the criteria for exception site with 2 market houses;
- increased transport and pedestrian risk
- Greenbelt and County Wildlife site - more suitable alternative sites;
- need is unclear as the data used is now many years old and other development has taken place since it was gathered;
- parking allowed in the design is insufficient;
- site has only one access that is onto Timber Lane, a narrow and blind bend, that is already causing issues on the rare occasion a vehicle is parked there;
- Site Visit with CBC Traffic Management Team Leader - parking on the bend was dangerous and to resolve this the option would be double yellow lines - resulting in cars being moved from Timber Lane on to the main Leighton Street which is already congested;
- visitor parking is insufficient;
- Entry to Timber Lane from Leighton Street is challenging - visibility is limited;
- significant downward slope dangerous in inclement weather;
- creation of new vehicular access from Timber Lane would exacerbate existing dangers;
- garage will soon become storage/ additional living space;
- proposed access would create dangerous break in pedestrian movement;
- local amenities are minimal/ bus service negligible - therefore increased car movements;
- historic use as recreational area
- informal play area for children this side of busy road through Woburn;
- pleasant traffic free area, with open views;
- access to Timber Lane from Leighton Street;
- impact with regard to Woburn village and the congestion of traffic in the high street;
- associated facilities required by additional residents in terms of schooling, doctors etc.
- proposed and existing additional housing provided at Woburn Sands, Wavendon, Kingston and developments along the M1 corridor from Luton - causing heavy traffic on Leighton Street
- unsuitable site;
- 11% response to a housing needs survey is not a viable response;
- houses will still be unaffordable for elderly and starter families;
- risk to pedestrian safety due to the increase of traffic entering/exiting Timber Lane;
- no suitable consideration has been given to the

- compensation for the loss of a priority habitat;
- inappropriate treatment of the bridleway
- the field is a very important multi-functional space, highly valued and loved by the local community;
- the field frames and conserves the view to the spire of the old St Mary's Church;
- site falls within the Greensand Trust Nature Improvement Area where any type of development should be considered carefully so as not to conflict with the county's conservation values;
- deficit of recreation space within the village;
- historic landscape;
- already an adequate supply of rental housing stock in Woburn;
- not considered any alternative brownfield sites within Woburn;
- it is a tranquil and green environment;
- unique vista towards Woburn;
- Developers should be making more use of brownfield sites;
- this field is an integral part of the circular walk of Woburn and its village.
- no exceptional circumstances resulting in overall community benefit.

2. The following comments were made in relation to the proposal at the time of submission in December 2015.

**Support:**

Within Woburn comments were received from the following addresses - 1, 9, 64 Leighton Street; 38 George Street; 17 Drakeloe Close; 1 Newport Road;

Outside of Woburn comments were received from the following addresses - Sipala, Woburn Lane, Aspley Guise; 108 Maryon Road, Charlton; 4 Parrott Close, Dunstable; 15 Fletton Dell, Woburn Sands

5 representations have been received supporting the application with no contact details.

**Summary of comments made:**

- in need of more affordable housing for young people to rent to buy;
- The Timber Lane development was the last major development within Woburn and are relatively large, high market value dwellings;
- village needs accommodation for young people who can find work in the village and nearby towns;
- Woburn has an ageing population as people have left

- due to increasing rents;
- The site was previously known as 'The Rec', this status was lost with the creation of the playing fields behind the new village hall. Until recently it remained the site for the annual Woburn guy fawkes night bonfire - this was relocated to be next to the catering facilities of the village hall - its amenity value is now small.
- as a parent whose children are unable to buy or rent in Woburn I strongly support this initiative which may help other local people to have a home in the village;
- in favour of the dwellings for the benefit of growing the village economy and preventing decline;
- allow Woburn to expand
- bring much needed change and economy into Woburn;
- addition will be great for the number of pupils in the school and will help keep the numbers of pupils in the school up;
- In order to maintain the progression for generations to come and to maintain our warm and close local community, affordable housing is essential. The proposed modest development can only be a positive step for our village;
- The current Timber Lane development was only completed around 20-25 years ago and there is no logical reason why further development around that area should be stopped
- Many local people are struggling with high private rents and are having to move out of the village
- There is a housing problem across the UK, 10 houses in Woburn is not going to impact the infrastructure of the village greatly, but it will ease the need for some much need affordable housing;
- development is for the local community so local people would benefit;
- Saddened to see the erosion of the sense of community, local knowledge and social support that the older families bring to the area and believe that for those families to survive in the area along with the unique history and traditions of the village something needs to be done and these houses are a perfect solution;
- the area in question is currently unused, with plenty of other nearby open spaces for recreation available including the football fields and plenty of footpaths and the woods. It is also completely over the road from other dwellings and will not have a significant impact on anyone's quality of life.

**Objection:**

Within Woburn comments were received from the following addresses - 3, 4, 5 6, 7, 8, 23, 26, 27, 29, 32, 33,

34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46  
Timber Lane; 5 Bloomsbury Close.

Outside of Woburn comments were received from the following addresses - 97 Cutenhoe Road, Luton; Manor Farmhouse, Church End, Milton Bryan; 46 Windmill Rd, Flitwick; 7 Christie Way, Kettering; 5 Moxhill Gardens, Willington; 6 Ladys Close, Poynton; 18 Barclay Road, Poynton; 9 Shakespeare Rd, Bedford; 2 Selsey Drive, Luton; 5 Clay Gardens, Woburn Sands; 1 Park Hill, Toddington; 114 Felsted, Caldecotte; 6 Rogate Rd, Luton; 86 Tanfield Lane, Broughton; 45 Cotefield Drive, Leighton Buzzard; 9 Tidbury Close, Woburn Sands; 63 Willow Way, Luton; 4 The Maltings, Ampthill; 8 Pine Walk, Silsoe; 5 Sturdy Lane, Woburn Sands.

#### Summary of comments made:

- The site is SSSI and deemed as Green Belt land
- No evidence of exceptional need for housing on that land the housing needs survey undertaken is out of date.
- The proposal does not meet the identified need;
- Increased risk to pedestrian safety, particular at junction of Timber Lane to Leighton Street;
- just one phase of development - there will be further phases coming behind the proposed development;
- Doctors surgery is full and long waiting times;
- little village school is full to capacity and the queues at the village post office are unacceptable;
- Woburn and Timber Lane also suffer regularly intermittent power cuts - further development extra strain on the already overused power grid;
- part of Woburn conservation area;
- meadow is a much used local amenity and direct access walk to the village;
- one of the few accessible green spaces in the village;
- Timber Lane is extremely narrow;
- sight lines within Timber Lane are challenging;
- Development at nearby Wavendon and Kingston as well as new developments along the northern M1 corridor will see traffic volumes significantly increase in Woburn over the next 2 years;
- Leighton Street at the junction of Timber Lane is already subject to heavy traffic congestion and any additional traffic from Timber Lane will further exacerbate this problem;
- Village public transport are limited to a bus service which can be reliable;
- The TRICs estimate is understated;
- The scheme does not include sufficient parking as the garages will not be used for parking;

- Increase in on-kerb parking from the development;
- Woburn is historically unique and the visual impact assessment commissioned by the developer acknowledges this but understates the effect of the loss of view to the community;
- The views from Timber Lane are greatly valued by locals and visitors alike;
- Change to the Bridleway across the site
- dangerous driving conditions in winter will make this junction area highly dangerous and increase the risk to highway safety;
- the public engagement stated in the application was for a completely different scheme;
- rented accommodation has consistently been available without take-up and predominantly as a result of the levels of rent sought;
- residents of Timber Lane would have to contend with construction traffic and muddy site plant;
- No assessment of alternative sites;
- Previous application had a petition against the development and over 50 people registered objections to the scheme;
- green space set aside for the residents of Woburn to enjoy and use and it is well used for a range of activities;
- The proposed development has moved to the front of the site and would result in further on street parking;
- conflict of interest between Bedford Estates and Woburn Registered provider;
- Housing on rural exception schemes should be 100% affordable;
- Destruction of a signature skyline;
- the site sits outside the Woburn settlement boundary;
- the area is part of Bedfordshire heritage and we need to preserve it;
- regularly walk this field into the village, which forms part of the fabric of Woburn and its scenic views on approach to the village;

### **Determining Issues:**

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Ecological Considerations
4. Highway Considerations
5. Impact on neighbouring residents
6. The Requirement for Planning Obligations
7. Other Considerations
8. Sustainable Development and the Planning Balance

## Considerations

### 1. Principle

- 1.1 The application site is within the South Bedfordshire Green Belt, where there is a general presumption against new development.
- 1.2 The National Planning Policy Framework states in paragraph 54 the following '*In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs*'.
- 1.3 Annex 2 of the same document defines rural exception sites as '*small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding*'.
- 1.4 In terms of exception sites within the Green Belt, Paragraph 89 of the NPPF includes the limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan as an exception to inappropriate development within the Green Belt.
- 1.5 The Core Strategy and Development Management Policies for Central Bedfordshire (North) states in Policy CS8 that the Council will support proposals for 100% affordable housing designed to meet the local housing needs adjacent to the defined settlement envelopes provided that: the local need is demonstrated, the scheme is viable, the scheme will remain in perpetuity for local people who demonstrate a need for affordable accommodation; the design and location of the scheme relates well to the built up area of the settlement; the mix of size and tenure will relate to the needs identified in that area.
- 1.6 The Core Strategy and Development Management Policies for Central Bedfordshire (North) was adopted in 2009, prior to the guidance provided within the NPPF. Paragraph 215 of the NPPF (contained within Annex 1) relates to the weight that should be given to development plan documents after the publication of the NPPF. This emphasises that despite when they were adopted due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the framework, the greater the weight that may be given.
- 1.7 It is therefore considered that Policy CS8 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) should be given some weight as it allows for exception schemes, however, it is not in completely accordance with the NPPF as it does not allow for limited market housing to be provided to make a scheme viable.
- 1.8 In terms of the policy requirements under policy CS8 the application has

demonstrated the following:

- The 2012 Housing needs survey undertaken by the BRCC has shown that there is a need for affordable housing within Woburn. The Housing Development Officer has confirmed that this survey is acceptable and they have people on the Housing Register with a local connection that have registered an interest in living in accommodation in Woburn. This therefore demonstrates a local need;
- the application was supported by a viability assessment that showed that the scheme would be unviable without a small element of market housing - this is not in complete conformity with the requirements of Policy CS8 but does conform with the requirements as set out in the NPPF;
- draft heads of terms have been agreed that will ensure a S106 is in place to ensure that the scheme remains affordable housing for the local community in perpetuity;
- given the revised site layout, it is considered that the proposal has taken on board where possible comments made during the previous application and during this application by consultees and where possible residents. It is considered that the proposed scheme is of a high quality design and would relate well to the built up area of the settlement;
- the Housing Development Officer is content that the mix and tenure proposed relate to the identified needs and continuing needs of the area.

1.9 It is therefore considered that the principle of an exception scheme within the South Bedfordshire Green Belt would be acceptable, subject to detailed considerations in terms of design, layout and other planning considerations.

## **2. Affect on the character and appearance of the area**

2.1 The proposed layout and design of the scheme has been revised from the previous application which was withdrawn following comments from Officers and consultee responses. The revised layout submitted in May 2016 has sought to address the issues and concerns previously raised.

2.2 The revised layout does not cross the tree/ hedgerow belt that splits the site, it seeks to keep all the development on one side to reduce the impact on the hedgerow and any further development of the adjacent land. This in turn has ecological benefits and can offer a net gain in terms of biodiversity. This will be discussed in greater detail in the following section.

2.3 The layout has sought to take on board residents comments in terms of increased parking on Timber Lane, where the previous scheme proposed a frontage onto Timber Lane, the proposed development is served by a single point of access with no dwellings having separate accesses on to Timber Lane or having direct frontages on to Timber Lane.

2.4 The majority of the dwellings have been set back within the application site to allow a green, open space area to the front to separate the dwellings from the frontage of Timber Lane and to allow a buffer zone. The only dwellings forward on the site are those on the eastern boundary adjacent to the footpath/ bridleway which run along the access road and form the L-shaped development.

2.5 The site is currently open grassland, which from comments made by residents has been used by the community in the past for local events in particular the

fireworks display and more recently as general amenity land for walking dogs, informal play and connections into the village. Given its current status as open grassland, any development on the site will lead to a change in the landscape when viewed from Timber Lane. However, it is important to differentiate between loss of views and impact on the landscape. As the loss of a view is unfortunately not a material planning consideration, whereas the impact on the landscape would be a material planning consideration.

- 2.6 The Landscape Officer has raised concerns regarding the impact of the proposal on views towards St Mary's Church Spire, and that especially in Winter time the proposed development will sit directly in this view. This primarily relates to viewpoint 2 - noted as the view when exiting Timber Lane.
- 2.7 The Landscape and Visual Impact Assessment addendum which relates to the revised layout acknowledge this point stating that travelling northeast along Timber Lane the site comprises a major component within the view. It goes on to state that 'while the development has the potential to result in a significant effect, when applying professional judgement, and in view of the considered and sensitive development approach which seeks to provide an appropriate landscape buffer and development set back to Timber Lane, it is considered that the overall effect of the development can be reduced to Moderate overall.
- 2.8 The addendum also states that views from Timber Lane are likely to be wholly retained, although it is possible that the new dwellings would obscure a small portion of the spire.
- 2.9 The Conservation Officer has made comment on the application and raises no objection, it is considered that the proposal would preserve the character of the conservation area and would not have a detrimental impact on the setting of St. Mary's Church.
- 2.9 It is acknowledged that views of the site will change, however, given the proposed layout and high quality design it is not considered that this would result in a significant and demonstrably harmful impact on the character and appearance of the area sufficient to warrant refusal of the application.

### **3. Ecological considerations**

- 3.1 Both National and Local policy require the proposals to contribute to and enhance the natural and local environment. The application site is acknowledged as being part of a County Wildlife Site, known as Caswell Lane Field County Wildlife Site. It is an area of neutral grassland and it also meets the biodiversity action plan criteria for lowland meadow and hedgerows.
- 3.2 The Wildlife Trust have objected to the application on the basis that it is a County Wildlife Site and that by developing on the site the scheme cannot demonstrate a net gain for biodiversity. They also have raised concern regarding the timing of the surveys carried out and that the value of the County Wildlife Site has been underestimated.
- 3.3 The Council's Ecologist has not objected to the application on the basis that at present the value of the County Wildlife Site is poor and it has not been managed appropriately. The proposal would include a suitable management plan for the remaining County Wildlife Site and would also provide additional

land which will be managed appropriately and compensate in some way for the loss of the land due to the development. The proposal was amended to take on board comments from the Council's Ecologist with the scheme now being contained within the first field and not crossing/ breaking through the hedgerow on the site which is rich in biodiversity. A number of enhancements have also been proposed in the form of bat tubes, swift boxes, bird boxes and hedgehog boxes within the development. The lighting on the site has also been carefully considered to minimise any impact on nocturnal species.

- 3.4 The Council's Ecologist states in their response that *'the proposal could deliver a net gain for biodiversity. This is to be achieved by introducing a favourable management regime for the County Wildlife Site and adjacent grassland to the west resulting in an area of 1.97Ha being managed for wildlife which would support the objectives of the Greensand Ridge Nature Improvement Area. In addition the Ecological report makes a number of recommendations for works to be included within the built development which support biodiversity'*.
- 3.5 On balance, it is therefore considered that the proposal would deliver a net gain in terms of biodiversity and would therefore be in accordance with the NPPF. The recommendations set out in the ecological report will be conditioned on any approval and the management plan for the remaining County Wildlife Site and additional land will be secured through the S106.

#### **4. Highway Considerations**

- 4.1 The proposed development will be accessed from a new junction with Timber Lane. The Highways Officer has confirmed that they have no objection to the application and that the proposed new access road is of a design, layout, geometry and visibility provision at its junction with Timber Lane that are all in accordance with the Council's requirements.
- 4.2 The proposed development in this location has the potential to generate 60 additional traffic movements per day, the Highways Officer has stated that of which six will be in the AM peak and seven in the PM peak. However, it is considered that these can be satisfactorily accommodated on the local highway network and the proposal is unlikely to have any adverse highway impact.
- 4.3 In terms of parking provision, the proposal is for six 3 bedroom dwellings and four 2 bedroom dwellings; each dwelling as proposed is served by an access drive and single garage. In addition, there are three parking spaces for visitors use. This is all in accordance with the Council's design guide and is considered will provided sufficient parking for the proposed development.
- 4.4 Concern has been raised regarding the junction of Timber Lane with Leighton Street, however, the Highways Officer has confirmed that this is acceptable and that the local road network can accommodate the additional traffic movements without any adverse impact.
- 4.5 Further concern has been raised by residents within Timber Lane regarding parking on the bend in Timber Lane and that the proposed junction would be dangerous as the visibility would be poor when cars are parked on this road. The Highways Officer has confirmed that the junction would have the required visibility splays. However, given the concern regarding the parking on Timber Lane, the applicant has agreed to make a contribution to fund the making of a Traffic

Regulation Order along this stretch of Timber to prevent on-street parking. This would be included within the S106 agreement should permission be granted.

4.6 The Council's Rights of Way Officer has been consulted on the application and the alterations made and has removed their objection, they are content with the alterations and that this has allowed further protection of the bridleway.

4.7 It is therefore considered that the proposal would not have an adverse impact on the local highway network, the parking provision is in accordance with the Council's requirements and would therefore be acceptable in highway terms. The proposed amendments and retention of the bridleway is welcomed and the design of this is considered acceptable.

## **5. Impact on neighbouring residents**

5.1 In terms of neighbouring residents, the proposal is set opposite a number of dwellings within Timber Lane. The proposal has been set back from Timber Lane, to allow a significant separation distance, with only one dwelling being set adjacent to Timber Lane itself. The separation distance between the nearest existing dwelling on Timber Lane to the proposed dwelling adjacent to Timber Lane would be some 35 metres. This is considered to be an acceptable separation distance, this is further enhanced by the level change from Timber Lane within the site. It is therefore considered that there would be no loss of light, privacy or overbearing impact on existing residents. It is acknowledged that there would be a change to their view over this existing open field, however, this is not a material planning consideration that can be taken into account.

5.2 Residents have raised concern regarding the loss of open space, and general amenity land. The proposal whilst acknowledging that there will be a loss of part of the County Wildlife Site, continues to allow access to the remaining County Wildlife Site area to the rear of the development and the additional land adjacent. It is therefore, considered that there will still be general amenity land which can be accessed within the area. Furthermore, the proposal allows for open space to the front of the development, that will also be general amenity land.

5.3 Given the siting and design of the proposed development, it is considered that the proposal would not have a detrimental impact on the residential amenities of neighbouring residents.

## **6. The requirement for Planning Obligations**

6.1 In terms of this application, the requirements in terms of a S106 agreement would relate to securing a management plan for the remaining County Wildlife Site and land adjacent; securing the affordable housing to be retained as such in perpetuity and that this would be let through the Local Lettings Policy; and as stated previously a contribution towards funding a Traffic Regulation Order along Timber Lane in front of the proposed development. Given the scale of development no further contributions have been sought.

## **7. Other Considerations**

### **7.1 Representations**

The majority of issues raised through the representations have been covered in previous sections of the report. It should be noted that whilst there are a number of residents that object to this application, there are also a number of residents

that are in support of this application and in particular affordable housing within Woburn. Some of these representations have come from people outside of Woburn that have family within Woburn who would like to see more affordable housing within the area so they can locate near to family.

7.2 Concerns have been raised regarding the demand on infrastructure and that the Doctors Surgery and local schools will not be able to cope with this increase in dwellings. The proposal is for 10 dwellings, neither the NHS nor the Education Officer have raised any concerns regarding the proposal. Given the limited number of dwellings proposed it is considered that the local services would be sufficient to accommodate any additional demand from this development.

## **8. Conclusion**

8.1 The principle of an exception site in this form is supported within the National Planning Policy Framework, this also allows for exception sites to be considered as an exemption to inappropriate development within the Green Belt. The principle of the development is therefore considered acceptable.

8.2 The proposed development has been amended over time to take account of consultee comments and representations received. It is considered that where appropriate the development has overcome any overriding issues that have raised through the various consultation periods. It is acknowledged that the view across from Timber Lane towards Woburn Village and St Mary's Church will be altered by it is not considered that this would be sufficient to warrant refusal of the application. The Housing Development Officer is in support of the application and welcomes affordable housing provision within the Woburn area.

8.3 The Highways Officer has not objected to the application and is satisfied that the proposed development would be acceptable in highway terms and that the surrounding local highway network could accommodate the additional trips that would be generated from the proposed development.

8.4 The National Planning Policy Framework sets out in paragraph 14 that at the heart of the NPPF is a presumption in favour of sustainable development. The proposal is in conformity with the NPPF and there are no adverse impacts arising from the development that would outweigh the benefits of additional affordable housing within Woburn.

### **Recommendation:**

That Planning Permission be approved subject to the following conditions and an acceptable S106 agreement:

### **RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 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 on the construction of the external walls, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Section 7, NPPF)

- 3 Prior to work commencing on the construction of the external walls, details of the proposed windows and external doors shall be submitted to and approved in writing. The windows shall be of timber construction.

Reason: To ensure the use of appropriate materials and an acceptable finish. (Policy DM3, CSDM)

- 4 The development shall not be brought into use until the proposed access has been formally constructed in accordance with Central Bedfordshire Council's specification for vehicular access.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.

- 5 Before the premises are first occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway. (Policy DM3, CSDM)

- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users. (Policy DM3, CSDM)

- 7 The development hereby approved shall be carried out and completed in accordance with the access, siting and layout illustrated on the approved plan number P/SP/211 and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local

Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times. (Policy DM3, CSDM)

- 8 The dwellings hereby approved shall not be occupied until details of the bin storage/collection areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin storage/collection areas shall be retained thereafter.

Reason: In the interest of amenity.  
(Section 7, NPPF)

- 9 **No development shall take place until details of the method statement of preventing site debris from being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority. The measures set out in the method statement shall be implemented throughout the construction period and until the completion of the development.**

**Reason: In the interests of highway safety and to prevent the deposit of mud or other extraneous material on the highway during the construction period.  
(Section 7, NPPF)**

- 10 A scheme for 2 short stay cycle parking spaces per unit, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport. (Policy DM3, CSDM)

- 11 **Development shall not commence until a scheme detailing access provision to/from the site for construction traffic and the provision for on site parking for construction workers and deliveries for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

**Reason: To ensure appropriate highway measures during the construction period. (Policy DM3, CSDM)**

- 12 **No development shall take place until a contaminated land desktop study has been submitted to and approved in writing by the Local Planning Authority. In addition, and where deemed necessary by the Local Planning Authority, an intrusive investigation proposal, a subsequent remediation statement and a validation document, shall be submitted to and approved in writing by the Local Planning Authority.**

**No development shall take place until the remediation measures thereby approved have been completed in accordance with the approved details.**

**Reason: To ensure that the site is suitable for its end use and to protect human health and the water environment.  
(Section 11, NPPF)**

13

**No development shall commence until the final detailed design of a Surface Water Drainage Scheme including proposed standards of operation, construction, structural integrity and ongoing maintenance shall be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753). The scheme shall include details of how the system will be constructed, including any phasing, and how it will be managed and maintained during and after completion of the site. 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. The applicant should address the following concerns when submitting details to discharge the condition:**

- 1. Further investigation to establish the operational capacity and functionality of the receiving downstream system, and any necessary remedial work to be undertaken prior to any surface water from the proposed site discharging to this system.**
- 2. Further investigation of ground conditions and feasibility of infiltration, in accordance with BRE 365 standards.**
- 3. Details of ownership and permissions required to connect to the downstream system and for any off site works, with evidence of agreements.**
- 4. Details of the final proposed impermeable area, peak flow rate and storage requirement, with full calculations and methodology. The scheme to be submitted shall include provision of attenuation for the 1 in 100 year event (+allowance for climate change) and demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event (to include for climate change and urban creep) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Including management of exceedance flow routes both on and off site in the event of system exceedance or failure.**

**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.**

14 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.

1. The FRA suggested SAB adoption, this is not an option. If a management company is to be used the consideration of further sustainable drainage could be considered, removal of gully pots for rain garden interceptors, swales, rills etc. could reduce installation cost.

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.

15 **No development shall take place until an ecological design strategy (EDS) addressing ecological mitigation, compensation and enhancement has been submitted to and approved in writing by the local planning authority.**

**The EDS shall include the following.**

- a) Purpose and conservation objectives for the proposed works.**
- b) Review of site potential and constraints.**
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.**
- d) Extent and location/area of proposed works on appropriate scale maps and plans.**
- 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 the proposed phasing of development.**
- g) Persons responsible for implementing the works.**
- h) Details of initial aftercare and long-term maintenance.**
- i) Details for monitoring and remedial measures.**
- j) Details for disposal of any wastes arising from works.**

**The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.**

**Reason: To ensure a net biodiversity gain within the development in accordance with the requirement of the NPPF**

16 **Both prior to and during development, all tree protection measures and working methodology shall be implemented in strict accordance with Section 10 "Recommendations for the protection of trees during Construction (Arboricultural Method Statement), which forms part of the document "Arboricultural Impact Assessment and Arboricultural Method Statement" (Ref 2516.AIA Rev C. Woburn.Waterland), which shall include the provision of tree protection fencing to be erected in strict accordance with the "Tree Protection Plan" (Ref. 2516.TPP.Rev.C.), as prepared by Andrew Benson (Tree**

**Consultant).The tree protection fencing shall then remain securely in position throughout the entire course of development.**

**Reason: To ensure that a satisfactory standard of tree protection of retained trees is maintained throughout the entire course of development, in order to prevent both above and below ground damage to trees, in the interests of visual amenity.**

- 17 The planting and landscaping scheme shown on approved Drawing No. Landscape Design V3 dated 07/04/16 shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.

Reason: To ensure an acceptable standard of landscaping.  
(Sections 7 & 11, NPPF)

- 18 Notwithstanding the approved plans, all new rainwater goods shall be of black painted [cast iron/aluminium] and shall be retained thereafter.

Reason: To ensure an acceptable finish to the proposed development given its location.  
(Section 12, NPPF)

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P/SP/211 Rev B; X/SP/201; P/LP/01; P/LP/02; P/LP/03; P/LP/04; P/SE/201; P/SP/201 Rev C; Landscape Design V3; 2516.TPP Rev C; 2516.AIP Rev C.

Reason: To identify the approved plan/s and to avoid doubt.

## **INFORMATIVE 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. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways

Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

3. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including boundary foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway. (HN iii)

4. The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
5. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
6. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.
7. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect. (HN xi)
8. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle Parking Guidance - August 2006".
9. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements,

including run off calculations shall be submitted to the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

- 10. The British Standard for Topsoil, BS 3882:2007, specifies requirements for top soils that are moved or traded and should be adhered to. The British Standard for Subsoil, BAS 8601 Specification for subsoil and requirements for use should also be adhered to
- 11. There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the SHE.
- 12.

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

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

**DECISION**

.....  
 .....  
 .....  
 .....