

Item No. 06

APPLICATION NUMBER	CB/17/00106/OUT
LOCATION	Oakridge, 13 Orchard Close, Upper Gravenhurst, Bedford, MK45 4JF
PROPOSAL	Outline: Demolition of existing bungalow and removal of Equestrian Facility and erection of 10 dwellings and associated parking and roads.
PARISH	Gravenhurst
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	10 January 2017
EXPIRY DATE	11 April 2017
APPLICANT	2MC Homes
AGENT	The Gillett Macleod Partnership
REASON FOR COMMITTEE TO DETERMINE	Cllr Graham called this application before the Development Management Committee for the following reasons:
	<ul style="list-style-type: none">• The development would be contrary to policy because it would not constitute limited infill• Access to the High Street is already difficult• The development would not be sustainable
RECOMMENDED DECISION	Outline Application - Grant

Reason for recommendation

The development, subject to conditions controlling the location and scale of new buildings, would have a good relationship with the existing built up area of Gravenhurst and would be located within the Settlement Envelope. There would be no serious harm to the landscape and the development would be acceptable in a highways context. The impact of the development on neighbours and the quality of accommodation provided could be controlled at Reserved Matters Stage. Whilst the development would not constitute 'limited infilling', there would be no direct harm associated with that conflict. There would be a net gain of 9 bungalows at the site. These are material considerations that would indicate that a conflict with Policy DM4 would be appropriate in this instance.

Site Location:

The site is an area of land of around 4.5ha on the east side of Orchard Close. It comprises a detached bungalow (No 13) and equestrian buildings. Orchard Close is a cul-de-sac of 7 bungalows (including that at the site) on the north side of the road. The lower and pre-school is on the south side of the road.

The ground levels at the site fall away to the southeast.

There are some trees within the site and two at the entrance to it. Existing hedgerow demarks the boundaries of the site within the countryside beyond it.

Part of the site (the curtilage of No 13 Orchard Close) is within the Settlement Envelope. The remainder of the site falls outside of the site and within the open countryside.

Upper Gravenhurst is designated by the development plan as a 'small village'.

The Application:

Outline planning permission, with all matters reserved for subsequent approval is sought for the erection of 10 dwellings at the site after the demolition of the existing bungalow and equestrian buildings. There would be a net gain of 9 dwellings at the site.

The applicant has provided an indicative layout which shows that all 10 dwellings could be accommodated within the part of the site that falls within the Settlement Envelope.

Relevant Policies:

National Policy and guidance

National Planning Policy Framework (NPPF) (2012)
National Planning Practice Guidance (NPPG) (2014)

Local Policy and guidance

Central Bedfordshire Core Strategy and Development Management Policies - North (2009). The following policies

DM3	High Quality Development
DM4	Development Within and Outside of Settlement Envelopes
DM10	Housing Mix
DM14	Landscape and Woodland
DM15	Biodiversity

Site Allocations (North) Development Plan Document (2011)

Central Bedfordshire Design Guide (2014)

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.

Relevant Planning History:

There is no recent, relevant planning history at this site. Outline planning permission was granted for up to 24 houses to the southwest of the site on land to the rear of 7-37 Barton Road in December 2016 (CB/15/04081/OUT).

Consultation responses:

Neighbours were written to and a site notice was published. The responses are summarised below:

Gravenhurst
Council

Parish Objection for the following reasons (summary):

- Traffic congestion – parents use Orchard close to drop off and collect children from the pre-school and primary school. This development would make that worse.
- Infrastructure and sustainability – the infrastructure provided by the village cannot accommodate more growth. There could be a harm to community spirit.
- Gravenhurst is defined as a small village and is not sustainable.
- Public transport is extremely limited.
- The scale of the development would not allow for s106 contributions to be sought.
- The development would be contrary to the NPPF, even if a five year housing supply could not be demonstrated.

Neighbours

22 letters of objection have been received. The responses can be summarised as follows:

- The existing parking situation is very problematic
- Gravenhurst is not a sustainable location for new development
- The development would not be 'limited infill'
- Construction could be very disruptive
- No low cost housing for the community would be provided
- All of the site – not just that within the Settlement Envelope – could be built upon. Further planning applications could be submitted
- The development would be out of character with the area
- There is ecological interest at the site
- The Settlement Envelope was manipulated to accommodate this planning application
- Trees would be removed at the site
- The water and sewage systems cannot accommodate further development
- There would be harm to living conditions

- The application lacks detail
- The development would be too dense
- The development would have a harmful impact on views in and out of the village
- Two storey dwellings would be especially harmful
- Sustainable energy sources should be controlled by condition
- The development would disproportionately increase the size of the village
- The site plan shows land owned by a neighbour
- The access to the site would be inadequate

One letter of support was received:

- This would be good project to expand the village in a controlled manner

A letter from the Manager of Gravenhurst and Villages Pre-School states:

- We have no strong oppositional views but are concerned that the development should provide sufficient car parking.

Consultee responses:

SuDS Team	Management	<p>We consider that outline planning permission could be granted to the proposed development and the final design and maintenance arrangements for the surface water system agreed at the detailed design stage, if the following recommendations and planning conditions are secured.</p> <ul style="list-style-type: none"> • 5.c. discharge of less than 5l/s can be sought due to technology now allowing better rates. • 5.d. the EA do not issue discharge rights to ordinary watercourses, the IDB issue these consents on behalf of CBC. • 6.a. 1 in 100+30% modelling will require exceedance flow paths to be shown; all surface water to 1 in 100+40% should be kept on site. • Any proposed areas for adoption should be consulted with the proposed adopters at the earliest opportunity. • Where the use of permeable surfacing is proposed, this should be designed in accordance with the
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'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.

- The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must 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).
- To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property. Any methods involving designation or registering a Land Charge are to be agreed with the LPA.
- Please note that Land drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water and details of this provided with the full detailed design. An easement should be provided on the developable side of the watercourse to allow for access for maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.
- We require detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above Ordinance Datum). This shall include all elements of the system proposed, including source control, storage, flow control and discharge elements;
- The Council does not, and is not required to, adopt any SuDS feature. It is the responsibility of the

applicant to ensure that the surface water drainage system, in its entirety, will be effectively maintained in the long-term. We therefore expect confirmation of the proposed arrangements for maintenance to be provided with the final detailed design, including the future maintenance and operational needs and the responsible bodies for undertaking maintenance (for all public and private drainage components).

- We will expect that any components that require replacement and/or maintenance will be designed to be accessible without undue impact on the drainage system and adjacent structures or infrastructure.

Condition 1 : No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed SuDS and assessment of surface water capability Report (no date) and assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates to a maximum of 5l/s as outlined in the SuDS and assessment of surface water capability Report. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.

The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

Condition 2: No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

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

Ecology Officer

The information submitted is not sufficient to allow a fully informed decision. As the proposal involves the demolition of buildings and affects open grassland and trees I would need to see an ecological appraisal identifying potential impacts to biodiversity. The NPPF looks for development to deliver a net gain for biodiversity and the appraisal would suggest opportunities for enhancement. No tree survey or design and access statement are provided and these would be equally useful in determining impacts of the development. I therefore object.

Highways Officer

The proposal is outline with all matters reserved, although an indicative layout for 10 dwellings including access has been submitted. The proposal takes access from the turning head of Orchard Close and involves the existing public highway being realigned.

The indicative layout has some issues which will need to be addressed, and the applicant should be advised of these prior to the reserved matter application;

- Vehicular access for no. 11 is shown blocked by a verge. The access should not be obstructed
- The 2.0m service strip should continue around all of the turning head within the site (plots 4 to 8)
- The turning head should be suitable for an 11.5m length refuse vehicle to turn and leave in forward gear, inclusive of tracking diagrams
- Garages should measure 3.3m x 7.0m internal dimension, and 5.8m x 7.0m internal dimension
- Parking provision should be to the current guidance, inclusive of visitor parking provision dispersed throughout the site. Tandem spaces should be no more than 2 vehicles

In principle the proposal is acceptable; please include the following in any permission issued:

Prior to commencement of development details of the junction/access arrangements shown for indicative purposes on the drawing no. 16/3031/3 Revision E inclusive of the junction/access arrangements for no. 9 and no. 11 Orchard Close shall be submitted to and approved in writing by the local planning authority and no dwelling approved under the subsequent reserved matters application shall be occupied until such time as the agreed works have been implemented

Reason: To ensure the provision of appropriate access arrangements and the interests of highway safety

Any subsequent reserved matters application shall include the following:

- The road designed and constructed to a standard appropriate for adoption as public highway
- Vehicle parking and garaging, inclusive of visitor parking, in accordance with the councils standards applicable at the time of submission
- Cycle parking and storage in accordance with the councils standards applicable at the time of submission
- A vehicular turning area within the curtilage of the site, inclusive of tracking diagrams, suitable for a refuse sized vehicle (11.5m length)
- Driver/driver intervisibility and pedestrian visibility from the residential accesses within the site
- A refuse collection point at each properties frontage, clear of the public highway and any visibility splays

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times

This permission shall not extend to the indicative layout details submitted in support of the application

Reason: For the avoidance of doubt

No development shall commence until a 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 approved 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.

Development shall not commence until a scheme detailing 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 adequate off street parking during construction in the interests of road safety.

NOTES TO APPLICANT

- The applicant is advised that in order to comply with Condition 1** of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ
- The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system
- 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 Highways Help Desk tel: 0300 300 8049
- 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.

- The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site 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 Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .
- The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

IDB

No comment

Environment Agency

We have no objection to this application.

Contamination

The site is located above a Principal Aquifer. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf. In addition, they must not be constructed in ground affected by contamination.

Tree Officer

The information supplied as plans appears to be of limited detail and quality, the area of development appears to be on the area containing the remaining orchard trees below, it is unclear whether the intention is to retain these but I will reiterate the points below in previous comments, we want to see the remaining orchard features incorporated into any development proposals and we will require details showing how these features will be retained in good order from start to finish of development. Why not put this smaller development around these features.

Landscape Officer

The site is open to views from the open countryside to the south east, which will include distant views from the Chilterns. Although the site is well contained by coniferous hedging, it will be important to mitigate visual intrusion, which is best achieved through limiting the building heights and securing a landscaped screen, particularly to the south and east. As Orchard Close is made up of bungalows, it would seem appropriate to limit development to one storey.

The other key landscape issue is to safeguard the existing orchard, which looks in good condition and helps to create the sense of place.

Very limited information is available on the plan, but the scheme appears to create a new settlement boundary which does not relate well to the existing features. Although each property has a tree associated with it - the planting as proposed will not form a cohesive design.

A detailed landscaping scheme will be required by Condition. This should address the site as a whole, develop a sympathetic setting for the remaining orchard and provide proposals for new orchard planting, to include appropriate grassland, such as one containing a wildflower mix.

It would benefit landscape character if the existing coniferous hedging was removed as part of the landscape gain associated with this scheme, as the leylandii are incongruous and also show signs of disease. A mixed native hedgerow would be more appropriate to the setting.

As well as the detailed planting scheme, a Landscape and Ecology Management Plan will be required, which will detail how the orchard will be managed in the future.

A design which provides a pedestrian link through to the adjacent development site would be a consideration - as the green infrastructure associated with Orchard Close would benefit the locality, including the Lower School.

Determining Issues:

The considerations in the determination of this application are:

1. The principle of the development
2. The appearance of the development
3. The impact on neighbours
4. Traffic and parking
5. The quality of the accommodation provided
6. Biodiversity and trees
7. Conclusions

Considerations:

1. Principle

The applicant has submitted an indicative layout to demonstrate how the development could be accommodated at the site. It shows that all 10 dwellings could be accommodated within that part of the site which falls within the Settlement Envelope.

A condition would ensure that any future application for the approval of Reserved Matters also showed no built development outside the Settlement Envelope so as to limit the impact of the development on the open countryside, in accordance with the objectives of policy DM4.

Upper Gravenhurst is designated as a small village where policy DM4 states that 'limited infilling' will normally be acceptable, in principle. This development would not constitute limited infilling and so there would be a conflict with this aspect of that policy.

Planning applications should be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.

2. Appearance

Planning conditions would limit the location of the development to within the Settlement Envelope and the scale of the development to single-storey, bungalow accommodation. Together, these conditions would ensure that the appearance of the development would be acceptable. It would form quite a natural extension to the cul-de-sac and there would be opportunities for successful landscaping at the site to limit the impact of the development on wider views in and out of Gravenhurst. The levels at the site, falling away from High Street, would assist in limiting the visual impact of the development from the village.

Details of layout, scale and appearance would be considered in detail at reserved Matters stage.

3. Neighbours

An indicative layout has been submitted at this stage and the impacts on existing neighbours would be considered in detail at Reserved Matters stage.

The level of information submitted demonstrates that a scheme could be achieved at this site that responded properly to the relationships with existing residents on Orchard Close because of the fact that the majority of the dwellings would be positioned away from existing neighbours.

Whilst there would be an increase in traffic using Orchard Close, this would not be of a scale likely to cause serious harm to existing residents through noise and disturbance.

4. Traffic

Access would be a Reserved Matter but it is shown indicatively from Orchard Close. The Council's Highways Officer is satisfied that a safe access to the site could be achieved.

A number of residents have raised concern about parking on Orchard Close in the morning and afternoon associated with the pre and lower schools. On-street parking around schools can often be problematic at certain times of the day. Because of existing parking pressures, it would be especially important that the development provided sufficient off-street car parking spaces to avoid the need for future residents to park on-street, adding to what appears already to be a problematic situation. This would be controlled at Reserved Matters stage.

Given the number of units proposed, there is no concern that the existing highways network could not accommodate the increase in traffic.

5. Quality

A planning condition would ensure that the dwellings were single-storey bungalows, which might be attractive to older people to live in. Compliance with the Council's internal space standards and garden space standards and the overall quality of the accommodation proposed would be assessed in detail at Reserved Matters stage.

6. Biodiversity and trees

The Council's Ecology Officer has objected to the planning application because not enough information has been provided. Given the outline nature of the application, the scale of development proposed and the opportunities that would appear to exist for ecological enhancements within the part of the site that would not be built on, a condition could satisfactorily address those concerns on this occasion.

The access from Orchard Close would appear to result in the loss of two trees on the southwest side of the road. A landscaping scheme for the site would be assessed at Reserved Matters stage and a planning condition would require a survey of existing trees at the site and a method statement for the protection of those that would be retained.

7. Conclusions

A condition could ensure that all of the development at this site took place within the Settlement Envelope. Policy DM4 does restrict development in small villages, like Gravenhurst, to limited infilling. That would not be the case here.

That would not, though, result in any direct harm being caused. The appearance of the development could be acceptable, subject to conditions, and the quality of accommodation could be high.

The development would result in the provision of an additional nine bungalows, which are particularly attractive for older people. There is an identified need for older people's accommodation in Central Bedfordshire.

The provision of bungalows, taken together with the lack of harm that would be caused by the development are material planning considerations that in this case, indicate that a deviation from DM4 would be appropriate.

A number of residents have raised concerns over the limited infrastructure within the village. This development would result in an increase of only nine dwellings and those would be bungalows, less likely to be occupied by families with children. The development would not place the type of strain on infrastructure that could warrant the refusal of this planning application. Services within Gravenhurst are certainly limited, but the settlement is sufficiently sustainable for the scale of development proposed.

Recommendation:

That Planning Permission is granted subject to the following conditions:

- 1 No development shall commence at the site before details of the access, layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") relating to the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.

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

- 2 An 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 Notwithstanding the submitted details, any application for the approval of Reserved Matters shall not include:

- Development, including dwellings, garaging, hard standing or means of enclosure taller than 1m in height outside of the area marked as 'Settlement Envelope' on plan reference 16/3031/2D
- Dwellings any greater in height than one storey

Reason: To ensure that the appearance of the development, its relationship with the existing settlement and its impact on the open countryside were acceptable in accordance with policies DM3 and DM4 of the Central Bedfordshire Core Strategy and Development Management Policies (2009)

5 Any application for the approval of reserved Matters at the site shall include details of existing and proposed levels at the site including cross-sections through the development and adjacent properties on Orchard Close.

Reason: To ensure that the appearance of the development and its impact on existing neighbours would be acceptable in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

6 Any application for the approval of reserved Matters at the site shall include an Ecological Survey of the site together with a scheme for mitigating the impacts of the development on existing biodiversity and ecology and for delivering a net-gain in biodiversity at the site, based on the findings of the submitted Survey.

Reason: To ensure that existing ecology at the site is protected and opportunities for enhancement are maximised in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

7 Any application for the approval of Reserved Matters at the site shall include:

- The road designed and constructed to a standard appropriate for adoption as public highway
- Vehicle parking and garaging, inclusive of visitor parking, in accordance with the councils standards applicable at the time of submission
- Cycle parking and storage in accordance with the councils standards applicable at the time of submission
- A vehicular turning area within the curtilage of the site, inclusive of tracking diagrams, suitable for a refuse sized vehicle (11.5m length)
- Driver/driver intervisibility and pedestrian visibility from the residential accesses within the site
- A refuse collection point at each properties frontage, clear of the public highway and any visibility splays.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times in accordance with policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

Any application for the approval of Reserved Matters at the site shall include an Arboricultural Impact Assessment to seek to justify the retention or removal of existing trees at and around the site and a Method Statement detailing how retained trees would be protected during construction.

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

- 9 **No development shall commence at the site before a detailed surface water drainage scheme for the site, based on the agreed SuDS and assessment of surface water capability Report (no date) and assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates to a maximum of 5l/s as outlined in the SuDS and assessment of surface water capability Report. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.**

The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

- 10 No building/dwelling shall be occupied until a 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 submitted to and approved in writing by the Local Planning Authority. The system shall be managed and maintained in accordance with the approved Plan.

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.

- 11 Other than where expressly set out by a condition attached to this permission, the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16/3031/1A, 16/3031/2D

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 in order to comply with conditions attached to this planning permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ
3. The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system
4. 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 Highways Help Desk tel: 0300 300 8049
5. 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.
6. The applicant is advised that if it is the intention to request Central

Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site 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 Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .

- 7. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

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

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

DECISION

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