

## **Item No. 8**

<b>APPLICATION NUMBER</b>	<b>CB/17/01277/OUT</b>
<b>LOCATION</b>	<b>Land at Saxon Drive Biggleswade</b>
<b>PROPOSAL</b>	<b>Outline Application: Erection of up to 230 residential dwellings with associated access, landscaping, open space and ancillary works. All matters reserved except means of access from Saxon Drive</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade South</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Lawrence &amp; Woodward</b>
<b>CASE OFFICER</b>	<b>Michael Huntington</b>
<b>DATE REGISTERED</b>	<b>14 March 2017</b>
<b>EXPIRY DATE</b>	<b>13 June 2017</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council Assets</b>
<b>AGENT</b>	<b>Woods Hardwick Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major application and departure from the Development Plan</b>

**Land in ownership of Central Bedfordshire Council**

**Town Council objection to a major application recommended for approval**

<b>RECOMMENDED DECISION</b>	<b>APPROVAL subject to a Section 106 Agreement</b>
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### **Reason for Recommendation**

The application site is closely related to the existing settlement boundary in Biggleswade and is considered to be a sustainable location for planning purposes. The proposal is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document and would have an impact on the character and appearance of the area, however this impact is not considered to be harmful, and there is a small scale loss of Grade 2 agricultural land. The proposal is considered to be acceptable in terms of landscape, archaeological and ecological impact, highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and Development Management DPD. The development would enable delivery of a 93 dwelling Extra Scheme nearby at Sorrell Way, representing 40% affordable housing provision to meet local need, and in addition the benefits of the proposed new open space, new public footpath network and enhancement to the nearby Scheduled Ancient Monument are considered to add weight in favour of the development and therefore the proposal is considered to be acceptable in accordance with the objectives of the NPPF.

### **Site Location:**

The application site is situated to the south east of Biggleswade. Recent large scale residential development has taken place at Kings Reach, close by to this site to the north, and recent employment development has also taken place at the Stratton Park business park, close by to the site to the south.

Saxon Drive forms the site boundary to the west, and Baden Powell Way provides the northern boundary. Arable fields, allotments and a stream provide the eastern edge and a small group of mobile homes known as Stratton Park form the southern edge.

The site is currently mostly arable land, and is accessed via a farm track off Saxon Drive. The land falls gently down towards the stream.

### **The Application:**

The applicant seeks outline planning permission for residential development of up to 230 new dwellings, with vehicular access from Saxon Drive; open space, landscaping, footpath and cycle links, sustainable drainage, and other related infrastructure.

All matters are reserved except for access.

### **RELEVANT POLICIES:**

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

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

Policy CS1 – Development Strategy

Policy CS2 – Developer Contributions

Policy CS3 – Healthy and Sustainable Communities

Policy CS4 – Linking Communities – accessibility and transport

Policy CS5 – Providing Homes

Policy CS7 – Affordable Housing

Policy CS13 – Climate Change

Policy CS14 – High Quality Development

Policy CS16 - Landscape and Woodland

Policy CS17 - Green Infrastructure

Policy DM3 - High Quality Development

Policy DM10 – Housing Mix

Policy DM14 - Landscape and Woodland

Policy DM15 - Biodiversity

Policy DM16 - Green Infrastructure

Policy DM17 - Accessible Greenspaces

### **Development Strategy**

The Council is currently consulting on its Draft Local Plan (Regulation 18). The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

## **Supplementary Planning Guidance/Other Documents**

Central Bedfordshire Design Guide (March 2014)

Central Bedfordshire Sustainable Drainage Guidance (May 2015)

## **Relevant Planning History:**

16/05497/PAPC Land at Saxon Drive and Sorrell Way, Biggleswade - pre-application advice released

## **Consultees:**

Biggleswade Town  
Council

It was **RESOLVED** that Biggleswade Town Council raise strong **OBJECTIONS** on the following grounds:

- Strong objections to the development of that area – it is the other side of a dangerous/fast road
- It is separate to the existing community
- Development will cause precedent
- Part of the site is a flood plain/subject to flooding
- Local Plan not in place, therefore this is premature
- Outside development envelope as it currently exists
- There may be a Covenant on the land
- Lack of infrastructure for the town to cope
- Inappropriate design
- Too high density

No proposed crossings for pedestrians to cross Saxon Drive

Biggleswade Green  
Wheel co-ordinator

Neither supports nor objects to the scheme.

While the proposal identifies a number of Permissive Path options, there is no indication which options are to be followed, and Permissive Paths can be withdrawn at any time by the landowner.

In relation to the Green Wheel, a new outer rim of the wheel is provided to the east of the development.

Welcomes the increase in green infrastructure provision.

Anglian Water

No objection:-

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

The foul drainage from this development is in the catchment of Biggleswade 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 them of the most suitable point of connection.

Environment Agency

No comments

Internal Drainage Board

The Board accepts the proposal in principle, but revised figures for storage volumes must be provided when actual impermeable areas are known.

The stream is under the statutory control of the Board, and a 7m maintenance byelaw strip will be required for maintenance.

Historic England

No objection, subject to the development of a Heritage Asset Enhancement Strategy for the site and relevant planning conditions.

Sustainable drainage

No objection

Planning permission could be granted to the proposed development, subject to the planning conditions being secured requiring a detailed surface water drainage scheme and a finalised maintenance and management plan.

## Archaeology

No objection, subject to the development of a Heritage Asset Enhancement Strategy for the site and relevant planning conditions.

The Heritage Statement identifies two main areas of archaeological impact:

### **Setting of the Stratton Park Moat Scheduled Monument**

The Scheduled Monument comprises a square moated enclosure of medieval date at the western end of the monument, probably a manorial residence, with a complex network of hollow-ways, fields and platforms.

The main changes to the setting have occurred to the south with the ongoing development of the Stratton Business Park.

### **Other Archaeological Remains**

The Heritage Statement uses the results of archaeological field evaluations undertaken in 2003, 2007 and 2017 to identify five “archaeological assets”:

A – Roman settlement;

B - Medieval settlement which relates to the core of Stratton Saxon and medieval settlement immediately to the west;

C – Medieval moat and settlement which relates to the core of Stratton Saxon and medieval settlement immediately to the west;

D – Medieval field system;

E – Dispersed distribution of pits and ditches.

Groundworks required by the construction of the proposed development are identified as having a substantial impact on the archaeological deposits the site is known to contain. It is stated that groundworks are “...highly likely to completely destroy the known archaeological heritage assets.” It is proposed that an appropriate mitigation strategy for the impact of the proposed development would be for a programme of archaeological investigation, analysis and publication.

## Ecology

No objection

Given the proposed layout allows for retention of open ditches and substantial buffering of the stream potential impacts to water voles should be minimal.

Welcomes the retention of existing features such as the pond and open ditches and the provision of east / west green corridors, additional habitat creation and open space.

New development will result in increased pressure on the existing County Wildlife Site to the north of the site. And there will need to be a management scheme for appropriate care of the CWS.

A planning condition should be applied which will ensure recommendations for ecological management and enhancement made in the Ecological Impact Assessment are adopted.

Education	Contributions required of up to £2,814,491.78 for the provision of school places.
Footpaths	No objection, subject to a condition requiring a public right of way scheme to be submitted to and approved in writing with the LPA
Highways Development Control	Advised at pre-app stage that subject to a Transport Assessment the access from the four arm roundabout was acceptable, and that pedestrian / cycle crossings across Saxon Drive would be required. Comments on the application will be reported as part of the late sheet.
Housing	Supports the application. Whilst the application proposes 100% market housing, the affordable element will be provided through application CB/17/01236/OUT which runs alongside this application. The affordable element will be provided through a bespoke 93 unit extra care scheme with the provision being entirely affordable (100%).
Landscaping	No objection, but there is still concern that some of the spaces within the development as shown in the indicative masterplan are too urban. It is important that the landscaping scheme, which will be required by planning condition, incorporates a soft landscaping strategy for the shared surface spaces, and also incorporates an

ecologically rich strategic landscape for the Riverside Park, a scheme to develop a community woodland approach for the northern woodland, and ornamental planting and boundary treatment sympathetic to the rural edge.

#### Leisure and open space

##### Leisure facilities strategy:-

The development is within the catchment of the Saxon Pool, where refurbishment of the wet side changing rooms is required.

A contribution of £193,231 towards the Saxon Pool project will be sought.

##### Recreation and open space strategy:-

###### On site:-

A children's play area LAP/LEAP is required

Teenage facilities NEAP are required

###### Off site:-

Contribution towards local recreation area, £72,672 towards 3G pitch at Kings Reach, calculated using the Sport England playing pitch calculator.

#### Public Art

Given the proposed scale of development public art is required to be included in development proposals to enhance public interfaces, reinforce quality in design and highlight a sense of place.

##### Key requirements are:

- Public Art be integrated in the development design process and be addressed in Masterplans and Design Codes.
- Where possible artists should be appointed as part of the design team.
- Public Art should be site specific; responding to place and people including environment and materials.
- Public Art should be unique, of high quality and relevant to local communities.

#### Public Protection

##### No objection

The site is located alongside Saxon Drive and may be subject to a significant amount of noise from traffic and adjoining leisure/childcare uses. It will therefore be necessary to ensure as with any development that the end users are protected from noise and therefore I recommend the following conditions to ensure that

building design, glazing and ventilation requirements are adequately protective.

In terms of Contaminated Land the results of the ongoing referenced gas assessment should be provided once complete to demonstrate no remediation is necessary, or validation provided of any necessary remediation/mitigation agreed and implemented.

#### Sustainability

Development must meet sustainability standards set out by the core strategy policy CS13: Climate Change and development management policies DM1: Renewable Energy and DM2: Sustainable Construction of New Buildings.

#### Trees

No objection

The site consists of grassland and the tree report identifies that the majority of trees are located around the site perimeter with a number of them being offsite on adjoining land but with the potential to be affected by the proposals, the majority of the trees are identified as category C trees with a limited number of category B trees. The Impact on the trees looking at the proposed layout will be minimal however we will require a detailed Tree Protection Plan and an Arboricultural Method Statement to be supplied as part of any full application.

The layout should be able to accommodate extensive new planting with the emphasis on open space and amenity areas incorporating the use of native species to enhance the local current planting.

#### Rights of Way

There are Public Rights of Way running west to east through the site. There is also a future Permissive Bridleway agreement soon to be agreed along the Kennel Farm track which bisects the application site in addition to the Legal Public Footpaths.

A full scheme for the provision of the public footpaths in line with our rights of way standards and guidance will be required by condition. This should include information as to the design of the public footpath through the site (including landscaping, width and surfacing), proposals for the permanent diversion of the Public Footpath and Permissive Bridleway where this is necessary or desired and full details of any temporary closure or diversion of the Public Footpath and alternative route provision, should



this be felt to be needed during the construction phase. The route should follow Secured by Design standards and design should consider the future maintenance of any footpath surface - how it is to be kept maintained long-term and by whom.

Other comments from a consideration of the plans:-

- No planting and landscaping should affect the public footpath - consideration should be given to health and safety of trees long-term and who would be responsible for tree surveys and for making sure new planting does not encroach or overhang the Public Footpath
- No drainage issues should be created for the Public Footpath. The Surface Water Drainage Strategy is slightly confusing as it seems to show a balancing pond next to the path.
- The alignment of the Kennel farm track/Permissive Bridleway should remain where it currently runs.
- Further Section 106 contributions for nearby public rights of way improvements may be sought if this is judged to be appropriate.

#### Managing the Accommodation Needs of Older People (MANOP)

The proposed development falls within the Ivel Valley locality and the Biggleswade South ward. Ivel Valley has a total population of 84,900 and 5,800 of these residents are aged over 75 years. This is forecast to rise to 10,180 by 2030. Delivering accommodation suitable for older people is therefore a priority for Central Bedfordshire Council.

The number of older residents in this ward and the substantial predicted rise in the people over 65 in the Ivel Valley area demonstrates that there is likely to be significant demand for mainstream housing that is specifically designed for older people and for specialist accommodation for older people, such as residential care homes and housing with care and support available such as extra care developments.

If older people live in accommodation that does not meet their needs it can have an adverse impact on their health and well-being. In 2011 in the ward of Biggleswade South 5.9% of residents stated that their day to day activities were limited a lot due to a long term health condition or disability and 8.6% of residents were limited a little. This highlights the need to have more accommodation available for older people that enables them to live independently within the community.

It would therefore be beneficial that a proportion of the

dwellings proposed were designed to be suitable for older people, taking into account their needs, expectations and aspirations.

### **Other Representations:**

Neighbours and others:-  
125 letters of objection  
and 2 letters of support

14 Appleton Mead,  
21 Apollo Gardens,  
45a Bedford Road,  
11, 13, 21, 26, 104 The  
Baulk,  
19 Beech Avenue,  
32 Biggleswade Road,  
1, 5, 9, 19, 23 Bluebell  
Close,  
9 Brunel Drive,  
9, 25 Buttercup Mead,  
19 Chervil Close,  
4 Church Street,  
18, 23, 24, 26, 27  
Clover Close,  
2, 26, 33 Coltsfoot,  
14 Compton Mead,  
28 Dene Way,  
27 Drove Road,  
The Lodge, Dunton  
Lane  
10 Eagle Farm Road  
5 Eris Avenue  
16 Erlensee Way,  
11 Evans Grove,  
11 Fairfield Road,  
7, 12, 22 Fennel Drive,  
8, 17, 24, 32, 47, 55  
Foxglove Drive,  
9 Gilbert Avenue,  
9 The Grove,  
47 Havelock Road,  
26, 45, 47 Heather  
Drive,  
8 Hereford Grove,  
42 Hitchin Road

These comments can be summarised as follows:-

- Development beyond the settlement envelope
- Development beyond the boundary to the town
- impact upon allotments
- Loss of amenity (green wheel etc.)
- Effect on archaeology
- Impact upon the town's infrastructure
- Building on green space
- Loss of agricultural land
- Impact upon nature conservation
- Impact on flooding
- Transport and traffic
- Safety
- Noise impact on residents of Stratton Park Road.

19 Hitchmead Road,  
78, 130 Holme Court  
Avenue,  
7 Hunt Road,  
1 Jasmine Close,  
25 Kingfisher Close  
68, 85 Laburnam Road  
10 Lavender Way,  
91 Lawrence Road,  
8 Lindsell Crescent,  
19, 46, 137 Mead End,  
3, 4 Milestones,  
20 Oak Crescent,  
27 Osprey Road,  
10 Playfield Close,  
16 Poplar Close,  
21, 31, 37 Poppy Field,  
Elmside, 76 Potton  
Road  
11 Presland Drive,  
11, 36 Reynolds Close,  
5 Rosemary Close,  
34e, 62 Rowan  
Crescent  
40 Rutherford Way,  
10 Sabel Close,  
25, 28 Sage Close,  
82 Shefford Road,  
3 Snowdrop Walk  
2 Stratton Park Cottage  
2, 4, 10, 12, 16, 20, 22,  
24, 28, 32 Stratton Park  
Drive,  
89 Stratton Way,  
10 Sutton Avenue  
63, 71 Stratton Way,  
15, 16, 17 Tansey End,  
12, 16 Tulip Close,  
9 Turing Road,

**Determining Issues:**

The main considerations of the application are;

1. Principle

2. Effect on the character and appearance of the area
3. Neighbouring amenity
4. Highway considerations
5. Planning contributions
6. Planning balance
7. Other considerations

## **Considerations**

### **1. Principle**

- 1.1 The site lies outside of the settlement envelope of Biggleswade and is therefore located on land within the open countryside. The adopted policies within the Core Strategy and Development Management Policies 2009 limit new housing development on unallocated sites to within settlement envelopes (Policy DM4). On the basis of Policy DM4 a residential proposal outside of the settlement envelope would be regarded as contrary to policy. As of April 2017 the Council can demonstrate a 5 year housing land supply, the latest figure is 5.75 years as at 1st July 2017. Policies relating to housing supply are therefore no longer considered to be out of date and appropriate weight can now be applied.
- 1.2 At the heart of the NPPF is a presumption in favour of sustainable development. Biggleswade is the largest town in the northern part of Central Bedfordshire and is categorised as a Major Service Centre in the hierarchy of settlements. The vision for the town is to expand on this role. It contains a number of services that are expected of a higher order settlement, and taking these points into account it is considered that, as a settlement, Biggleswade should be regarded as being a sustainable location. The site itself is very close to existing community and shopping facilities. A significant network of enhanced and new pedestrian and cycle routes will also be achieved through connections to the existing open space routes in the area and crossing of Saxon Way. The provision of these new links to connect to the existing footpath network is a planning benefit that will link this proposed development with the rest of Biggleswade.
- 1.3 The scale of the proposed development should reflect the scale of the settlement in which it is to be located. In the wider context of the settlement, the addition of up to 230 dwellings is considered to be an appropriate scale. The illustrative masterplan demonstrates that the number of dwellings proposed can be achieved within the site area whilst complying with Design Guide standards and providing a form of development that will respect its edge of settlement location with dwellings at 2, 2.5 and 3 storey at key nodal points.
- 1.4 The site falls within grade 2 (very good) agricultural land, when looking at the agricultural land classification map. However, the loss of such a small area of arable land is not considered to be significantly harmful.
- 1.5 The proposed development is located outside the settlement envelope and is

contrary to policy DM4. However this is considered to be a sustainable location and the scale of growth is considered to be proportionate to the size of the settlement. The potential impacts and benefits of the development are discussed below in order to consider whether material considerations outweigh the non-compliance with policy DM4.

## **2 Effect on the Character and Appearance of the Area**

- 2.1 Development of the site will increase the built form in the area. The site is viewed from public vantage points along Saxon Drive and Baden Powell Way, as well as along existing public footpaths. Development will result in a loss of open countryside and this is considered to be an adverse impact. It can however be regarded as a sympathetic extension of the town and while there would be a loss of open countryside it is not considered that the impact would detrimentally harm the character and appearance of the area to the extent that it is regarded as significant and demonstrable in this instance.
- 2.3 Saxon Drive currently provides a green edge to Biggleswade, with the trees belt to the east of the road forming part of the Biggleswade Green Wheel. The green wheel provides a mature landscaped setting along the eastern edge. However, the proposal to deliver 230 new dwellings will not materially affect the green wheel, which will still exist as a wide tree lined belt within which runs a gravel path. The existing allotments to the north east would remain and a proposed new park area would be provided in the south-east part of the development. A significant green edge would therefore still be provided as a buffer to the adjacent open countryside.
- 2.4 While there would be a loss of open countryside it is not considered that the impact would detrimentally harm the character and appearance of the area to the extent that it is regarded as significant and demonstrable in this instance in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

## **3 Neighbouring Amenity**

- 3.1 The site is close to a number of residential properties on its southern boundary which are single storey in height. The development would be visible from these properties but the indicative layout shows development could be proposed at reserved matters stage that would not result in buildings being overbearing or causing any loss of light.
- 3.2 The indicative masterplan proposes 1.5 storey dwellings along the edge that face these dwellings, which is considered acceptable given the landscape buffer proposed between and a planning condition will ensure that any new properties along that edge will be fixed at this height.
- 3.3 The new dwellings will have an impact upon the existing allotments by bringing built form closer. However the indicative masterplan identifies a large area of

open space to be retained on the north western edge to the site and this will provide an attractive back drop to the allotments in this location. The masterplan also shows buildings set back from the allotments along the north eastern edge to the site, retaining the current informal track that runs between the arable field and the allotments. Access to the allotments will not be affected.

- 3.4 It is not considered that there are any materially harmful amenity issues arising from the proposals in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009. .

#### **4 Highway Considerations**

- 4.1 The site will be accessed via the existing 4 arm roundabout on Saxon Drive. Subject to achieving the necessary technical approvals, the location of this access is considered acceptable. A significant network of enhanced and new pedestrian and cycle routes will also be achieved through connections to the existing open space routes in the area and crossing of Saxon Way. The provision of these new links to connect to the existing footpath network is a planning benefit that will link this proposed development with the rest of Biggleswade. Fuller highway considerations will be provided on the late sheet.

#### **5. Affordable Housing**

- 5.1 The application is for 100% private market housing and proposes that the affordable housing element would be provided by the Extra Care accommodation proposed under concurrent application CB/17/01236/OUT which is the subject of a separate report on this agenda. The Extra Care scheme, also on CBC owned land, would comprise 93 units (100% affordable) which would equate to 40% provision.
- 5.2 This is in excess of the adopted policy requirement (35%) and would provide significant benefits for Biggleswade residents to help meet the demand for this type of accommodation for the elderly. It is therefore considered to be a benefit of the proposal, providing that provision can be secured at the appropriate time in connection with the private market housing. This would be done by way of a planning obligation which would require provision of the Extra Care scheme, as a whole, prior to occupation of 60% of the private market housing or should the scheme be phased, by completion of the first phase, whichever is sooner.

#### **6.0 Planning Obligations**

- 6.1 The following has been agreed and shall form heads of terms, which given that the Council is the landowner would be secured by way of an appropriately worded 'Grampian' condition requiring any future developer to enter into a Section 106 Agreement with the Local Planning Authority prior to commencement of development:-
- Delivery of affordable housing as detailed above;
  - £2,814,491.78 towards the provision of places at nursery, lower, middle and

upper schools in the vicinity;

- £193,231 towards the Saxon Pool project;
- £72,672 towards 3G pitch at Kings Reach;
- Provision of on site children's play area's;
- Provision of on site teenage facilities (NEAP);
- Upgrading of public footpaths adjacent to the site;
- Provision of a new footpath network connecting existing rights of way;
- Creation of new green infrastructure and with transfer to Town Council or other organisation nominated by CBC, together with appropriate commuted sum for maintenance purposes;
- Provision of pedestrian crossings along Saxon Drive;
- Provision of self build units;
- Travel plan implementation;
- Securing improvements to the management of the Stratton Park Moat Scheduled Ancient Monument (also in CBC ownership) in the long term and making provision for public access and interpretation.

## **7.0 The planning balance and whether the proposed development is sustainable**

7.1 The Council can now demonstrate a 5.75 years supply of housing land, but the Council has serious concerns about a recent appeal decision whereby the Inspector disagreed with this and the Council is currently seeking legal advice on this matter.

7.2 A 5 year housing land supply does not mean that planning applications on unallocated land can be automatically rejected, and indeed such applications still have to be determined in the context of the presumption in favour of sustainable development as set out in paragraph 14 of the NPPF, and its commitment to significantly boost housing supply.

7.3 For decision-making this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

7.4 Other than the settlement framework policy DM4, there are no other technical or

environmental considerations that would prevent housing development in this location.

- 7.5 Consideration should still be given to the individual merits of the scheme in light of the presumption in favour of sustainable development. Paragraph 7 of the NPPF sets out the three dimensions to sustainable development; economic, social and environmental which are mutually exclusive and all 3 must be achieved.

7.6 Environmental

As previously stated the application site relates well to the existing settlement. By proposing to enhance the existing green infrastructure and footpath linkages by expanding the number of routes, in particular by providing footpath linkages to the expanding Stratton Park employment area and providing an enhancement scheme for the neighbouring scheduled ancient monument, then the development would 'contribute to protecting or enhancing the natural or built environment' as required in the NPPF and therefore the proposal meets this strand of sustainable development.

7.7 Social

The report has detailed that Biggleswade is regarded as a sustainable location and it is considered that the town offers services and facilities that can accommodate the growth resultant from this scheme. The site is located in a sustainable location close to existing retail, leisure, educational and employment facilities.

- 7.8 The development will nevertheless impact on local infrastructure and as a result, development of a scale as proposed here, is required to offset these impacts, as detailed in the 'Planning Obligations' section above .

7.9 Economic

The proposed scheme will bring temporary economic benefits to this part of Biggleswade during the construction period of the scheme. It is also acknowledged that new residents are likely to support existing local services located close by as well as taking advantage of employment opportunities located nearby.

7.10 Conclusion

In this case, the application proposes a number of benefits. As detailed above this includes the provision of a significant amount of the site as publicly accessible open space, significant improvements to the public footpath network, the provision of over 40% affordable housing in the form of an Extra Care scheme at Sorrell Way, the provision of a Heritage Asset Enhancement Scheme for the nearby Scheduled Ancient Monument. Along with the sustainable location of the scheme, in close proximity to local services and employment opportunities, the planning benefits are considered to weigh favourably in the



planning balance towards recommending approval in this location.

## **8. Other Considerations**

- 8.1 Anglian Water has indicated that there are no capacity issues at the sewage treatment works.
- 8.2 A brook is located along the eastern edge to the site. There will be no danger of the brook flooding any of the proposed dwellings, as the ground rises to where the buildings are proposed to be located. A surface water drainage strategy will be required to ensure that any surface water is appropriately managed, in accordance with the Central Bedfordshire Sustainable Drainage Guidance, before it leaves the proposed development site.
- 8.3 Human Rights issues:  
Based on the information submitted, there are no known issues raised in the context of the Human Rights / Equality Act 2010, and as such there would be no relevant implications with in this proposal.

### **Recommendation:**

That Planning Permission be granted subject to completion of a Section 106 Agreement and the following conditions:

## **RECOMMENDED CONDITIONS / REASONS**

- 1 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 and 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.

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

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

- 3 The development hereby permitted shall be carried out in accordance with

the following approved plans: Location Plan reference 01-Saxon Drive rev B, and the access shown on 01-Indicative masterplan rev C, and the Green Infrastructure Plan.

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

- 4 **No development shall commence at the site before a phasing plan has been submitted to and approved in writing by the Local Planning Authority. Applications for reserved matters and for the approval of details pursuant to a planning condition shall be made with reference to the relevant phase as shown on the phasing plan. The phasing plan shall include details of the amount and location of self build plots, as well as a timetable for the provision of the land for the self build plots.**

**Reason: To ensure that different elements of the development can come forward at the appropriate time, and to ensure that the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009 and the principles of the NPPF. This is a pre-commencement condition as it is necessary to agree the phasing before development begins.**

- 5 **The reserved matters to be submitted for Condition no.2 above shall include details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation. The development shall be carried out as approved and in accordance with the approved timetable.**

**The soft landscaping scheme, with particular emphasis on the tree planting on the site boundaries, shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes at the time of their planting, and proposed numbers/densities where appropriate; and details of a scheme of management/maintenance of the soft landscaping areas. The soft landscaping areas shall be managed thereafter in accordance with the approved management/maintenance details.**

**The scheme shall also include an up to date survey of all existing trees and hedgerows on and adjacent to the land, with details of any to be retained (which shall include details of species and canopy spread). Notwithstanding the details submitted with the application hereby approved the measures for their protection during the course of development should also be included. Such agreed measures shall be implemented in accordance with a timetable to be agreed as part of the landscaping scheme.**

**Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009. This is a pre-commencement condition as it is necessary to ensure that details of hard and soft landscaping are agreed before development begins.**

- 6 **No development shall commence within each phase until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the system will be constructed, including any phasing, pipework inclination, manholes/inspection chambers and how it will be managed and maintained after completion. 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 section 10 of the NPPF. This is a pre-commencement condition as drainage infrastructure needs to be installed at the start of development.

- 7 The details required by Condition 2 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full in accordance with the approved scheme.

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

- 8 The submission of reserved matters and the implementation of the development hereby permitted shall be carried out in accordance with the parameters and the land use budget set out in the indicative masterplan rev C.

Reason: For the avoidance of doubt.

- 9 **No development shall commence until a public right of way scheme has been submitted to and approved in writing by the Local Planning Authority for the enhancement of existing and the provision of additional public footpaths and bridleways to include:**

- the design, to include landscaping, width and surfacing;
- proposals for any diversions of existing public rights of way (where necessary);
- the temporary closure and alternative route provision (where necessary) of an existing right of way

**The public right of way scheme submitted should be in accordance with the approved ROW Standards and Guidance, and no dwellings**

**shall be occupied until the scheme has been implemented in accordance with the approved details.**

**Reasons: This is a pre-commencement condition to ensure that the interests of the amenity of pedestrians and other non motorised users and the safety of users are not compromised by any traffic generated by the development and in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009 and the principles of the NPPF.**

- 10 No development shall commence until a Heritage Assets Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the Heritage Assets Enhancement Scheme has been implemented in accordance with the approved details.**

**Reason: To ensure that the development would be acceptable in accordance with Policies CS15 and DM13 of the Core Strategy and Development Management Policies 2009 and Section 12 of the NPPF. This is a pre-commencement condition as it is important to ensure that the enhancement of the heritage assets adjacent to the site are secured before development begins.**

- 11 No dwelling shall be occupied until a scheme for ecological enhancement, to include a management scheme for the adjacent County Wildlife Site and in accordance with the submitted Ecological Impact Assessment, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.**

**Reason: To ensure that the development would be acceptable in accordance with section 11 of the NPPF.**

- 12 No development shall take place until a Section 106 agreement has been entered into to secure affordable housing provision, financial contributions towards education, leisure centre, playing fields, equipped play areas, footpath and cycle connections and links, open space and heritage enhancements, on the form of the draft attached hereto.**

**Reason: To secure appropriate contributions towards the social and community infrastructure needs of the local community, in accordance with paragraph 24 of the NPPF.**

- 13 No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:**

**a) Construction traffic routes and points of access/egress to be used**

- by construction vehicles;
- b) Details of site compounds, offices and areas to be used for the storage of materials;
- c) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;

Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.

The development hereby permitted shall be carried out only in accordance with the approved CEMP.

**Reason: To safeguard the amenity of existing and future residents. (Section 7, NPPF)**

**This is a pre-commencement condition as this detail needs to be agreed before the start of construction.**

- 14 No dwelling shall be occupied until details of public art strategy to form part of the development, including a timetable for its provision, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

- 15 **No development shall take place until wheel-cleaning facilities which prevent the deposit of mud or other extraneous material on the highway during the construction period have been installed at the vehicular site exit and made operational and the Site Developer shall ensure that these are used by all vehicles exiting the site until the development has been substantially completed or until the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).**

**Reason: In the interests of the users of adjacent roads and to prevent the deposit of mud or other extraneous material on the highway during the construction period. This is a pre-commencement condition as it is important to ensure that there are wheel cleaning facilities in place before development begins (Section 7, NPPF)**

## DECISION

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