

Central  
Bedfordshire  
Council  
Priory House  
Monks Walk  
Chicksands,  
Shefford SG17 5TQ



**TO EACH MEMBER OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE**

16 December 2014

Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 17 December 2014**

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Late Sheet.

Late Sheet

**3 - 114**

Should you have any queries regarding the above please contact Democratic Services on Tel: 0300 300 4040.

Yours sincerely

Helen Bell,  
Committee Services Officer  
email: [helen.bell@centralbedfordshire.gov.uk](mailto:helen.bell@centralbedfordshire.gov.uk)

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## LATE SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE

17 DECEMBER 2014

#### ***Item 6 (Pages 17-38) – CB/14/02013/FULL – Land fronting Potton Road, Biggleswade.***

##### **Additional Consultation/Publicity Responses**

Email received from 2 Williams Court, Biggleswade on 10 December 2014 stating concerns regarding the two access points onto an already busy road especially the one closest to Edward Peake School and the 2 no. old oak trees to the rear of the site should be retained.

The Highways Officer is satisfied with the safety of the access points and officers can confirm that the 2 no. oak trees are to be retained within the scheme.

##### **Corrections to Report**

- Page 23 final paragraph (Section 1 – Principle of Development, 2<sup>nd</sup> paragraph) – policy corrected from HA4 to HA1

##### **Submission of Additional Information/Surveys**

- A Public Art Strategy was submitted shortly after the report deadline, this has been accepted by the Arts Development Officer therefore the relevant condition needs to be updated to reflect this.
- A further Badger Survey was submitted. The Council's Ecologist is now satisfied there is no likely impact on a protected species and hence no need to apply for a licence but they still require the developer to keep a watching brief over the area and ensure any open trenches are covered overnight or have sufficient means of escape. This can be secured by condition.
- Reference is made at the first paragraph of page 25 of the Committee report to the completion date of the Eastern Relief Road. Officers are advised that this is now not likely to be until late May 2015 due to IDB Agreements and site works therefore an amended condition is now recommended below.  
The developers would not be satisfied with a complete restriction on the commencement of development prior to the opening of the road and have therefore have agreed to the condition as a way forward. In addition a construction traffic routing plan would be secured through the Section 106 Agreement. The Highways Officer is satisfied with this approach.

##### **Additional/Amended Conditions**

###### Condition 2

No ground works shall take place on site prior to 1 April 2015 and no construction of any dwellings shall commence until after 1 May 2015. Ground works are defined as site clearance, excavation and site setting out.

Reason: To allow for the opening of the Biggleswade Eastern Relief Road to traffic and thereby ensure the local highway network has adequate capacity to deal with traffic generated as a result of this development. (Policy 25, DSCB)

Condition 9

No development hereby approved shall take place until a Public Art delivery timetable has been submitted to and approved in writing by the Local Planning Authority. The Public Art Strategy shall then be implemented in full as approved in line with the agreed strategy and project timetable prior to the 150<sup>th</sup> occupation.

Reason: In the interests of promoting local distinctiveness and creating a sense of place. (Policy 43 DSCB)

Condition 14

No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

1. Where shown to be necessary by any Phase 2 Desk Study found to be necessary by Condition 13, a Phase 3 detailed remediation scheme and measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.
2. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment (Policy 44, DSCB)

Condition 20

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 56157-100, 56157-101G, 56157-102B, 56157-103B, 56157-105D, 56157-107B, 56157-110A, 56157-111A, 56157-112A, 56157-113A, 56157-118, 56157-119, 56157-120A, 56157-121B, 56157-122A, 56157-123A, 56157-124A, 56157-125A, 56157-126A, 56157-127A, 56157-128A, 56157-129A, 56157-130A, 56157-131A, 56157-132A, 56157-133A, 56157-134A, 56157-135A, 56157-136A, 56157-137A, 56157-138A, 56157-139B, 56157-140A, 56157-141A, 56157-142A, 56157-143A, 56157-144, 56157-145B, 56157-146A, 56157-150B, 56157-151B, 56157-152A, 56157-153A, 56157-154A, 56157-155B, 56157-160, 56157-161, 56157-162A, 56157-163A, 56157-164, 56157-165, 56157-166, 56157-167, 56157-168A, 56157-169, 56157-170A, 56157-171, 56157-172, 56157-173, 56157-175, 56157-176, 56157-177, 56157-178, 56157-179A, 56157-180, 56157-181, 56157-182, 56157-183, 56157-184, 56157-185, 56157-186, 56157-190, 56157-191A, 56157-192A, 56157-193A, 56157-194A, 56157-195, 56157-196, 56157-197A, 56157-198, 56157-199A, 56157-200A, 56157-201, 56157-202A, 56157-203A, 56157-204A, 56157-205, 097-CMP-01

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

Additional condition no. 19

No ground clearance works shall take place until a site check has been conducted by an experienced ecologist to ensure no badgers have taken up residence since the last survey was made. The recommendations as set out in the Badger Survey Report by First Environment Consultants Ltd dated 17 October 2014 must be complied with at all times.

Reason: To safeguard and protect any protected species found on site. (Policy 50 DSCB)

***Item 7 (Pages 39-62) – CB/14/03520/FULL – Site of Former The Gables, Mill Lane, Potton.***

**Additional Consultation/Publicity Responses**

1. Additional Town Council comment following amended plans:

*‘No reason to alter objection previously. It has also been advised that the road outside the school is one of the most dangerous in Bedfordshire for road safety. The Committee would also like to add the lack of visibility splay and overdevelopment of the site.’*

2. One additional letter received from the occupier of 4 Mill Lane raising the following issues:

- States that the stairwell landing window would not be high-level and should be obscurely glazed and fixed shut.
- Window to bedroom 3 on plot 3 is less than 12 metres from the garden and will overlook the garden and rear windows of 4 Mill Lane. Commented that the rooms are small and the window should be obscurely glazed and fixed shut.
- No gardens achieve minimum garden depth contrary to the design guide.

**Additional Comments**

None.

**Additional/Amended Conditions**

Note to applicant on page 61 should read ‘Condition 03’ instead of ‘Condition XX’

***Item 8 (Pages 63-76) – CB/14/03675/FULL – Poppy Hill Farm, Cambridge Road, Langford.***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

The Applicant’s initial agricultural advisor’s comments, the Council’s appointed Agricultural Advisor’s comments and the Applicant’s Agricultural Advisor’s response have been attached at Appendix A.

**Additional/Amended Reasons**

None.

***Item 9 (Pages 77-84) – CB/14/04099/VOC – Ickwell Fields, Ickwell Road, Upper Caldecote, Biggleswade.***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Reasons**

None.

***Item 10 (Pages 85-96) – CB/14/04151/FULL – 3 Rosemary Lane, Lower Stondon***

**Additional Consultation/Publicity Responses**

Letter of objection from No 4 Rosemary Lane received 2.12.14 in relation to the revised plans:

We have reviewed the proposed Planning Application for a building extension to 3 Rosemary Lane, including the recently posted amendment made to the Application. This letter supersedes and replaces our original Letters of Objection to this Application, dated 4 and 15 November. The proposed extension, if approved, would rise directly opposite our property.

**We object most strongly** to the proposed extension for the following reasons all of which would have a serious negative impact upon our property, number 4 Rosemary Lane, whilst some would also have a highly detrimental effect upon the immediate area :

1. **Proximity of the proposed extension**; this would be circa 18 feet from the front wall of our house and the rooms that would be negatively impacted. This would be very close indeed, too close. We have a very small front garden of only 5 feet in width. Rosemary Lane is in effect a footpath, being blocked from use by motor vehicles, and is only 9 feet wide between the front of our house and the small garden plot to be used for this proposed extension.

Our house is a 3 floor building; the height of the proposed extension would be circa 90 per cent of the height of our house. The issues of proposed height and proximity of such an extension would have significant negative impacts upon our house. See Photo 1; this was taken from the 3rd floor of our house and demonstrates these issues very clearly. These lead to the next serious issues.



2. **Loss of Privacy;** we would become grossly overlooked by the proposed extension. Anyone in the proposed extension would be able to look directly into some of our main living rooms. Specifically, this would have a serious negative impact upon our privacy for : our kitchen, our main bedroom and a further bedroom (these rooms would be directly opposite the proposed extension). In addition, our privacy would also be negatively impacted in our lounge, family room, and a hallway.

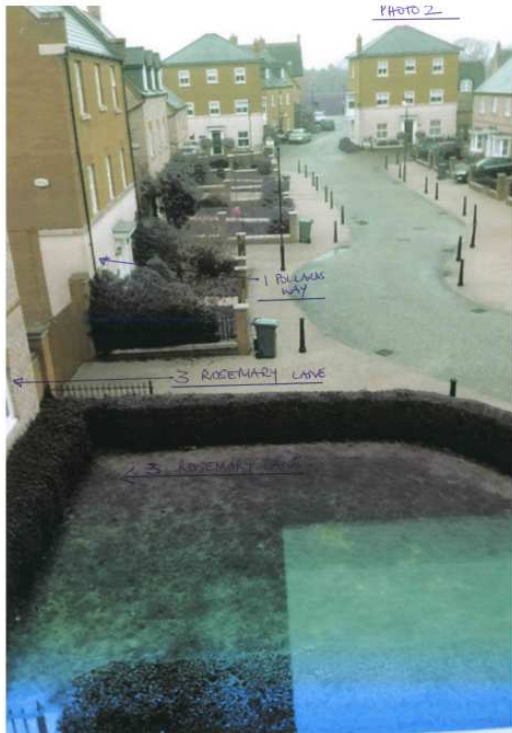
3. **Severe Reduction of Light/Sunlight in the rooms** that would be affected. Our Right of Light would be severely reduced in the above-mentioned rooms, where there is already a light issue. This proposed extension would make light considerably worse, especially given the proximity and height requested. Sunlight would be blocked from entering the above-mentioned key/main rooms in our house.

4. **Total Loss of Sunlight in Rear Garden.** We get sunlight in our rear garden at present. This sunlight would be completely blocked-out just after mid-day, every day all year round, by this extension, given the proximity and height requested. The trajectory of the sun would cause the sun to fall behind the proposed extension.

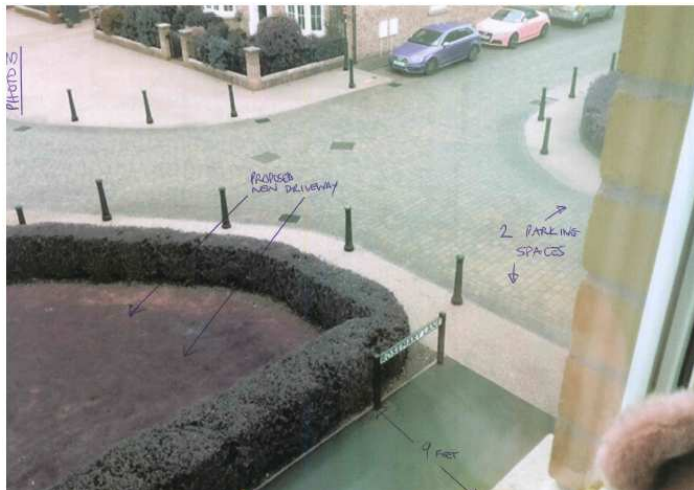
5. **Scale of proposed extension** is large and disproportionate with the existing property, and would be circa 50 per cent of the size of the existing property. The original building plan for numbers 3 and 4 Rosemary Lane took great care not to cause the above 1-4 issues. The extension application makes no mention of potential fencing nor of trees or bushes, the planting of which would reduce our light and sunlight even further.

6. **Proposed extension would change the nature of the current street scene.** We live in a rectangular road area with 4 roads involved and with 4 identical houses at the points of the rectangle. The roads are Rosemary Lane, Pollards Way, Orchard Way and Bluebell Drive: our house is one of these 4 points. The existing properties involved were designed and built in perfect straight lines. If this extension were to

proceed it would destroy this well-planned and balanced symmetry, as well as being an eyesore. See Photo 2, which was taken from 2nd floor of our house.



**7. Dangers from Proposed Drive-in/Parking Place.** This would create a **new set of dangers (Health & Safety issues)** to the area. See Photo 3 which was taken from our house:



(a) A well-used pavement passes alongside the front garden area owned by number 3 Rosemary Lane. The pavement is used by families walking their young children, and pet dogs; they are protected by bollards which have been placed alongside the pavement, as shown in Photo 3. These bollards would have to be removed to accommodate the proposed drive-way, leaving pedestrians unprotected, thus increasing danger to them.

(b) It would also increase road usage around this area, as the owners of number 3 currently use their more than adequate parking spaces at the rear of their property (they use the existing entrance/exit via Orchard Way). In addition this would cause issues with the turn in Pollards Way towards Bluebell Drive, and with usage of the two existing car park spaces at this end of Rosemary Lane.

(c) The proposed parking space would also cause problems for the residents of 1 Pollards Way with their parking place.

Overall, there are thus dangers that would be caused by such a new parking space in number 3's front garden which would cause Health & Safety issues and increase the likelihood of accidents.

Though we are not planning experts, we are concerned that the plans submitted may not entirely match with the Proposal; this is something that your Department is expert at and would no doubt review.

There would also be a property value switch as a result of such an extension, with number 3 increasing in value whilst our property would decrease in value. Such an extension would also make our house more difficult to sell. We know that you do not normally take property values into consideration, however such a resultant value switch would be wholly iniquitous, so we request that this is also considered in this specific case.

It seems obvious to us that the applicants in their submission have shown a total disregard for, and no consideration whatsoever for either the immediate neighbourhood or their neighbours.

In summary, we believe that all of the items raised, and especially in 1 – 4 above (proximity/height, loss of our privacy, loss of light, loss of sunlight), together with the negative impacts upon the surrounding street scene, provide a very strong case in support of our Objection, and hope that this extension proposal is rejected.

A further e-mail received on 15/12/14 attaching 3 photos and a plan:

#### Brief Notes

1. Photo "Roof": Taken from 3rd floor of our house (4 Rosemary Lane). The red box added to the photo shows the close proximity of the proposed extension, its huge size, and the extent of overlapping involved.
2. Photo "Garden side": Taken from 2nd floor of our house. The red line across the photo shows the true length of the proposed extension, as opposed to the smaller roped-off area shown.
3. Photo "Garden front": Taken from ground level outside. The two red lines show the full extent of the proposed extension as opposed to the smaller roped-off area shown.

All measurements with the red lines are based upon the dimensions shown in the Planning Application by the applicants. The purpose of submitting these to you is to add clarity.

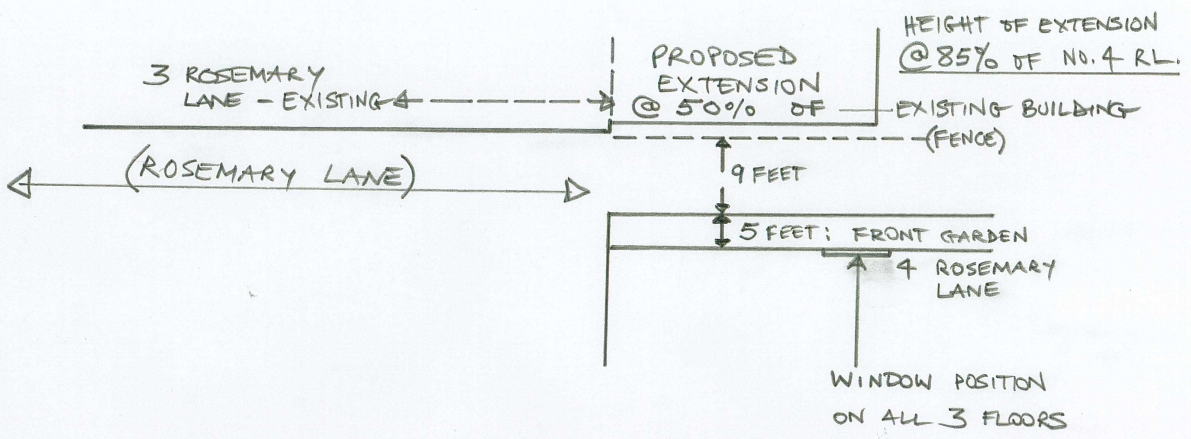








CB 14/04151 : OVERBEARING IMPACT UPON 4 ROSEMARY LANE.



- PROPOSED EXTENSION :
1. 50% OF SIZE OF EXISTING BUILDING.
  2. 85% OF HEIGHT OF NO. 4 ROSEMARY, THIS WOULD IMPACT ALL 3 FLOORS OF NO. 4.
  3. PROXIMITY : ONLY 14 FEET BETWEEN NO. 4 FRONT WALL (AND WINDOWS) AND PLOT FOR EXTENSION.

### **Additional Comments**

The application was registered on the 24 October the same day the emerging Development Strategy was submitted to the Secretary of State. As such the following policies should also be mentioned.

### **Central Bedfordshire Council's Emerging Development Strategy 2014**

Policy 4            Settlement Hierarchy  
Policy 43          High Quality development

Having regard to the National Planning Policy Framework, limited weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy was submitted to the Secretary of State on 24th October

### **Additional/Amended Conditions**

No additional or amended conditions.

### ***Item 11 (Pages 97-122) – CB/14/04317/FULL – Riveroaks (formerly Silver Lake Farm), Stanford Lane, Clifton, Shefford.***

### **Additional Consultation/Publicity Responses**

At 15<sup>th</sup> December a 67 further responses from local residents objecting to the application have been received – none raise any issues which have not already been covered in the report.

One letter in support of the application has been received which sets out that “Personally I have no objection to this application. People have to live somewhere. I strongly believe the majority are given a bad name by the minority.”

On 16 December the following additional comments were received:

“In March 2012 the government issued its new planning policy on the provision of caravan sites for Gypsies and Travellers: *Planning policy for traveller sites (‘PPFTS’)*.”

*Paragraph 4 of PPFTS* explains that the government’s ‘... aims in respect of traveller sites include:

- *that plan-making and decision-taking should protect the Green Belt from inappropriate development*
- *for [LPAs] to have due regard to the protection of local amenity and local environment.’*

I have had great difficulty in ascertaining whether the site in question is regarded as green belt though it certainly should be regarded as such.

*Paragraph 6 of PPFTS*, 'The assessment of need' details how LPAs should go about compiling an evidence base to support their approach to site provision:

*'In assembling the evidence base necessary to support their planning approach [LPAs] should:*

*(a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups).*

I certainly do not consider that requirements with respect to community engagement have been properly met. We actually had less than 24 hours to respond on this application after we found out about it! As a development that potentially has implications for everyone in the village I would consider that all should have received official notification of it with 21 days to respond! Had I received adequate notice I would have prepared a substantially longer and more detailed submission. Furthermore having subsequently received a letter advising that 'I had the opportunity to address the Committee if I wished' I rang (well within the specified deadline) to request such an opportunity only to receive a call just after 08.00 the following day to the effect that as there were too many such requests mine was denied". I was told that others had organised themselves into groups. I was unaware of any such groups and nor was I advised what these were. My concerns are I suspect rather different to those of any organised groups.

Turning to the application itself Section 13 deals with the Assessment of Flood Risk:

In response to the question "Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck) the applicant has indicated 'NO'.

In actual fact the site is actually bounded on one side by the River Ivel and on the other by the old Ivel Navigation Canal. As such this answer is clearly incorrect. Furthermore it is indicated on the Local Development Framework Map as floodplain. Although there is no public access to the development site I can verify that land in this immediate vicinity does certainly become severely waterlogged at times and river water levels can on occasions be very high with clear potential for more severe flooding. The application claims however that there is no risk of flooding

As indicated in my written response I am seriously concerned about the potential of contamination/ pollution of this water course, already seriously degraded from what it was thirty years ago, though still retaining an interesting and important biodiversity. In recent years there has been temporary traveller roadside settlement c 1km further north on Stanford Lane. On several occasions immediately following such short-term settlement I have personally removed quantities of rubbish including tyres, metal, fabric plastics, glass and two car batteries etc. from the Ivel Navigation and taken these to the tip. Larger items including an old mattress remained there for months prior to removal. A recent visit revealed more large plastic items in the Navigation Canal - at least not hazardous! Whilst I cannot categorically claim that the temporary traveller settlement was the source of this rubbish it was coincidental with respect to time scale. Nonetheless any long term settlement, even at low density so close to the river clearly exacerbates this potential. What considerations have been given to the potential impact on the local environment of this application, in particular the river system and the likely implications for biodiversity?

My initial written communication indicated some particular species of concern including Harvest Mouse, Dragonflies and Damselflies but there are additionally several interesting and scarce species of insects and other invertebrates that have been found along this short stretch (less than 0.5km) of the River Ivel and the Navigation canal. I did offer to provide details but it is no surprise to me that nobody has followed this up. Some of the species found here have been found nowhere else in the County. In addition, as another example, *Theridiosoma gemmosum*, the only member of its family in the UK is well established here. It is a very local wetland species There is just one other known site in Bedfordshire and very few records from surrounding counties, with only a single from Cambs (Chippenham Fen). My offer to provide further information on the biodiversity remains.

As a retired Ecologist for another Local Authority with direct input into development Control including Public Inquiry work, we would certainly have raised concerns about this proposed development.”

### **Clifton Parish Council**

Comments have been received from Clifton Parish Council and are reproduced in full below. An extension of time to 11<sup>th</sup> December to submit comments was agreed with the Parish Council due to the timing of their meetings. Officer comments on each point have been included in italics.

“At their meeting last night the Parish Council unanimously voted to submit a request to refuse permission for the above planning application. A substantial list of reasons is set out below.

1. There is no substantiated need for an additional Travellers site to those sites already provided in the electoral ward of Arlesey, and adjoining wards of Stotfold and Langford, and Northill.

*[There is a general unmet need for Gypsy and Traveller pitch provision in Central Bedfordshire as a whole, this matter is addressed in section 1 of the report.]*

2. The site lies outside of any built up area within the open countryside where there is a general presumption against granting of planning permission for new development.

*[The report acknowledges that this is the case and deals with this point in various sections, concluding that this is one aspect that weighs against the grant of planning permission.]*

3. Central Bedfordshire Council, and its predecessor Mid Bedfordshire District Council, in considering previous applications for development, have always ruled that this site lies outside any settlement envelope and is therefore within the open countryside.

*[This point is not disputed and is taken into account in the report.]*

4. The current applicant, who has owned the site since 2002, has had a number of applications which included use/provision of residential accommodation refused resting on the above criteria (see reasons 2 and 3 above)

*[Central Government has drafted specific legislation and guidance for Local Planning Authorities to use to determine planning applications for Gypsy and Traveller sites. None of the previous applications were for Gypsy and Traveller accommodation, therefore none were judged against the policy framework which is in play in the determination of this application.]*

5. The site is adjacent to a reasonably fast road with no footpaths to Clifton, the nearest provider of community related facilities – i.e. – shops, schools and other services highlighted in the application, as needed by the proposed residents of the requested accommodation. Neither are there any suitable hard surface pedestrian direct routes into Shefford.

*[This matter is addressed in section 6 of the report.]*

6. The Central Bedfordshire Gypsy and Travellers Plan has been withdrawn and any factors included cannot be used as reasons for approving this application.

*[The Gypsy and Traveller Local Plan has been withdrawn and the report assesses the proposal against Mid Beds Local Plan policy HO12 which is the relevant adopted policy and also refers to the criteria based policy in the draft Gypsy and Traveller Plan, see sections 4 & 5 of the report.]*

7. In light of previous and current consideration of the status of travellers applying for planning permission, (see Planning Resource; also referred to in Wrexham CBC v National Assembly for Wales & Berry (2003), Gypsy & Traveller Law (Second Edition) (Legal Action Group)) the “traveller” status of the applicant, and need for “traveller settled accommodation”, bearing in mind his past and present established residences, has not be proven.

*[Planning Policy for Traveller Sites, states in annex A that:*

*“For the purposes of this planning policy “gypsies and travellers” means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*

*This is therefore the definition that needs to be met. It is considered that based on the information provided that the applicant and other proposed occupants meet this definition.]*

8. The residential units proposed are permanent dwellings and decisions on previous applications on this site, have established that dwellings are inappropriate in this location, i.e., within the open countryside (see reason 4 above).

*[See point 4.]*

9. The site for change of use, even in an acceptable and approved area, is a “mobile home” development, of which there is already ample provision in Clifton and Stondon, with vacancies on both sites. (See the Albion Archaeology Heritage Statement reference, in non-technical summary, to the reference to Mrs. Sylvia Porter gathering information in support of a planning application for the development of “mobile home and caravan site at “Silverlake Farm, Stanford Lane, Clifton”).

*[The planning application is not for a “mobile home” development but a Gypsy and Traveller site which there is an acknowledged general unmet need for within Central Bedfordshire as a whole and is therefore assessed against the relevant policies for such a proposal.]*

10. An application for a mobile home development would again be for new permanent residential accommodation within the open countryside, with insufficient justification to cause a change of decision from that on previous applications.

*[See points 4 & 9.]*

- 11 The applicant states, in answer to Q24 on the application form, that the site cannot be seen from the road. This reply is questioned taking into consideration the size and construction of the existing entrance gates to the site.

*[Question 24 relates to whether the application site can be seen from the road for the purposes of the planning officer making a site visit. Whilst the existing entrance can be seen from the road, it is necessary for officers to enter the site to be able to see the land which is proposed for development.]*

12. There is non-compliance with the required visibility standards on the 60 mph road, taking into consideration vehicle movements generated by a traveller’s site.

*[The Highways Development Control Officer has raised no objection the proposal, this matter is addressed in section 6 of the report.]*

13. Insufficient information has been provided on the construction/provision of necessary facilities to accurately assess the effect of the proposed site on biodiversity.”

*[Impact on biodiversity has been addressed in sections 4 & 5 of the report.]*

### **Officer comments**

Concerns have been raised regarding the potential impact the proposal would have on health and educational facilities.

### **Education**

The School Organisation Plan 2014 which covers the period 2014 -2019 states:

“The Samuel Whitbread Planning Area includes the towns of Shefford, Arlesey, Stotfold and surrounding villages. Parts of this planning area share a boundary with Hertfordshire County Council which, in previous years, has enabled parental preferences to be expressed and fulfilled outside of Central Bedfordshire.

Hertfordshire no longer has the capacity to provide places for pupils living within Central Bedfordshire, this, combined with the impact of housing development, has led to a significant increase in demand for school places with forecasts now indicating an immediate and sustained need for additional lower school places in Stotfold, with a requirement for additional lower school places in future in Arlesey and new middle and upper school places to be created from September 2017.

There are three middle schools in this area, Etonbury, Henlow and Robert Bloomfield, the forecasts are divided into pyramids to reflect this.

1,097 dwellings are planned for the Samuel Whitbread area over the forecast period including:

- 180 dwellings in Stotfold
- 350 dwellings at the Arlesey Cross development in Arlesey (of a total of approximately 1000 dwellings in total)”

There is clearly a need for additional school places going forward in this area in general and it is not considered that the addition of 2 children who will be in need of school places in the future will place an unacceptable burden on the educational facilities in the area, particularly in light of the proposed resident development within the area that will need to be accommodated.

## **Healthcare**

The websites of Shefford Health centre and The Hawthorns Surgery, Lower Stondon state the following with regard to new patients:

### Shefford Health Centre

We have an open list and welcome requests for registration from patients living in the practice area. We accept patients from the following areas: Broom, Campton, Chicksands, Clifton, Clophill, Gravenhurst, Haynes, Henlow, Ireland, Langford, Meppershall, Old Warden, Shefford, Shillington, Stanford and the Stondons.

### The Hawthorns Surgery, Lower Stondon

We have an open list and welcome requests for registration from patients living in or moving to the practice area. The practice covers the following villages: Lower and Upper Stondon, Shillington, Meppershall, Gravenhurst, Campton, Clifton, Shefford, Henlow, Langford, Holwell and Pirton.

It is therefore considered that whilst local health provision may be under pressure local surgeries are still taking on patients and therefore the proposed occupiers of the site would be able to access healthcare.

**Amended Note to Applicant**

Note 1 contained an error and should read:

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Mid Bedfordshire Local Plan Review (MBLPR), Core Strategy and Development Management Policies (CSDMP) and the emerging Development Strategy for Central Bedfordshire (DSCB).

***Item 12 (Pages 123-146) – CB/14/03488/FULL – The Dog and Duck, Parkside Drive, Houghton Regis, Dunstable.***

**Additional Consultation/Publicity Responses**

The Public Protection Officer has responded “No comments”.

**Additional Comments**

A signed Unilateral Undertaking has been submitted in line with the contributions set out within Section 5 of the report.

A letter has been received from the applicant stating that he hopes that the revisions to the plans has met the concerns of Houghton Regis Town Council and offering any interested parties the opportunity to view the completed development internally, should planning permission be granted. The letter states that, should planning permission be granted, local constructors would be used and the flats would be built to the highest standards and facilities. The letter states that the project would be a great example of a local businessman, who has traded in Houghton Regis for 29 years, bucking the trend of closing pubs and investing for the future of the community.

**Additional/Amended Conditions**

None

***Item 13 (Pages 147-198) – CB/14/01480/FULL – Land adjacent Chalgrave Manor, Luton Road, Toddington.***

**Additional Consultation/Publicity Responses**

Neighbours	
Well Cottage, Featherbed Lane	<ul style="list-style-type: none"> <li>• Unhappy not be able to register to speak due to over-subscription of speakers. Nowhere in the communication does this specify that this is dealt with on a first come first served basis.</li> </ul>



	<ul style="list-style-type: none"> <li>• As you are aware my property boundary faces the said application site.</li> <li>• What will be the councils policy for future developments like these and also on all commercial and residential properties if you attend to make it compulsory for the installation of solar panels?</li> <li>• At Bookers Cash and Carry in Luton there would be ample space for thousands of panels on that roof. We have huge warehouses all over the country just drive into any town. Milton Keynes for example has Ikea, Costco, John Lewis and Burr drinks company to name but a few have acres of roof space. We are talking of hundreds of thousands of square meters if not millions why do we need to use farm land. Having recently gone down the M4 I noticed a solar park on the southern side of the carriageway which was as ugly as sin. Why these can't be relocated on rooftops is beyond me. This solar farm was not even disguised by trees.</li> <li>• Can you also tell me if you are intending to cover the Chalgrave Manor development with substantially high trees? Evergreen varieties such as Leylandi would be best and planted at least one meter apart and at least 2.5 meters tall from day 1 to disguise it. The deciduous bushes that are planned to be planted I assume will be either hawthorn, blackthorn, hazel, holly or bunanopolis etc. these only grown between 6 – 12 inches a year obviously if they are only 18 inches high when they are put in if the growth rate is only 6 inches a year it would take 17.5 years to get up to the 3 meter height that the developers are suggesting. Even if they grew at 12 inches a year it would take 8 years 9 months to get up to the 3 meter height. Obviously depending on the height of the property viewing this site it may well need to be higher than 3 metres. Whereas Leylandi would disguise it much quicker which is the whole idea of the planting. This is a really strong issue and can be addressed if the council put his forward as a condition.</li> <li>• This communication is entirely without prejudice to Mr Upchurch who is a fine outstanding man to our community and have upmost respect for him.</li> </ul>
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**Additional information submitted by the applicant's agent**

Following discussions regarding the access to the proposed solar farm, in order to establish the visibility splays required from the site access a traffic speed survey has now been completed and a copy of the report prepared by Ron Kelly, the applicant's transport consultant, has been received.

Highways Officer's comments on the speed survey results (Appendix B)

I am content with the findings and indeed I feel that they have been more than generous in rounding up the findings and for completeness and to reduce the mitigation I would suggest the following:-

I would not suggest the 85%ile is rounded up to 50mph but the actual values used to determine the y value:-

43mph-114m  
44mph-118m  
46mph-127m  
49mph-142m

Further I would use a set back distance (x) of 2.4m rather than 4.5m which would greatly reduce the loss of hedgerow.

***Item 14 (Pages 199-224) – CB/14/04056/FULL – 22-38 Croft Green, Dunstable.***

**Additional Consultation/Publicity Responses**

Subsequent to the additional information submitted the Tree and Landscape Officer has made the following comments.

"I refer to my previous comments and the subsequent Arboricultural Statement prepared by CBA Trees, dated November 2014 (Ref. No. CBA10277 v2).

I am satisfied that this document addresses tree protection concerns, and would therefore request that the following conditions are imposed in order to ensure this:-

Implementation of Tree Protection Barriers

Prior to the commencement of development activities, including demolition, all tree protection barriers shall be erected in strict accordance with the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), and shall remain securely in place throughout the course of development.

REASON: To ensure that retained trees are adequately protected throughout the course of development, so as to ensure the long-term good health, stability and amenity value of the retained trees.

Implementation of Arboricultural Method Statement

All arboricultural methodology and operations, as stipulated within the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), shall be implemented in strict accordance with this document, both at pre-commencement stage and throughout the course of development.

REASON: To ensure a satisfactory standard of tree retention and good Arboricultural practice, so as to secure the long-term health, stability and amenity value of the retained trees.

Detailed Construction Specification of Cellular Confinement "No-Dig" Construction Surfacing

Prior to development, full construction specification details of an appropriate 3-dimensional, cellular confinement system shall be submitted to the Local Planning Authority for approval, to be used for those areas marked as "Sections of No-Dig Construction Surfacing" on the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2).

REASON: To provide a specially constructed hard surfacing, within the designated Root Protection Area of retained trees, which shall act a permeable, load suspension layer over the existing soil levels, so as to avoid compaction damage to the rooting medium by vehicle and foot traffic, and physical damage to the roots caused by excavation work, or root asphyxiation caused by the raising of soil levels, so as to ensure the long-term health, stability and amenity value of the root system of the retained trees.

Landscape Planting Scheme

Standard landscape planting condition to be used

**Additional and amended conditions**

In response to the Tree and Landscape Officers comments and suggested conditions, conditions 3 & 10 will be amended to reflect the Officers comments, condition 13 needs amending to include plans referred to in the proposed new conditions and condition 14 is an additional condition.

Amended conditions to read:

- 3 **No development shall commence, including demolition, until all tree protection barriers have been erected in strict accordance with the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), and shall remain securely in place throughout the course of development.**

**REASON: To ensure that retained trees are adequately protected throughout the course of development, so as to ensure the long-term good health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).**

- 10 **No development shall commence until, full construction specification details of an appropriate 3-dimensional, cellular confinement system, to be used for those areas marked as "Sections of No-Dig Construction Surfacing" on the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref**

**CBA10277 v2) have been submitted to and approved in writing by the Local Planning Authority.**

**REASON: To provide a specially constructed hard surfacing, within the designated Root Protection Area of retained trees, which shall act a permeable, load suspension layer over the existing soil levels, so as to avoid compaction damage to the rooting medium by vehicle and foot traffic, and physical damage to the roots caused by excavation work, or root asphyxiation caused by the raising of soil levels, so as to ensure the long-term health, stability and amenity value of the root system of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).**

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AA5060-2001, AA5060-2002, AA5060-2003, AA5060-2009 rev A, AA5060-2010 rev A, AA5060-2011, AA5060-2012, AA5060-2013, AA5060-2015 & CBA Drawing No.CBA10277.03A TPP.

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

- 14 All arboricultural methodology and operations, as stipulated within the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), shall be implemented in strict accordance with this document, both at pre-commencement stage and throughout the course of development.

REASON: To ensure a satisfactory standard of tree retention and good Arboricultural practice, so as to secure the long-term health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

***Item 15 (Pages 225-246) – CB/14/03686/FULL – Land at Former Garden Centre, Clophill Road, Maulden, Bedford.***

**Submission of Additional Information/Surveys**

- A Noise Assessment Report has been submitted to the Council which has addressed the areas of concern that the Environmental Health Officer had identified. The comments of the EHO are as following:

*“The noise consultant has identified the larger chiller unit of the Dog and Badger as requiring attention because of the significant noise impact of that unit at night when background noise levels are at their lowest. Other noise sources do not operate through the night, or in the case of the smaller chiller unit, which was not operating during the monitoring exercise it was assumed to be either non operational or only operates on extremely infrequent occasions.*

*With respect to noise from amplified music the noise consultant argues that noise from music played inside and outside the pub will give rise to noise levels at the proposed dwellings well below the noise levels experienced at the existing dwellings. I can find only one noise complaint, received this summer, made in the past 3 years and this complaint was not pursued by the complainant. A similar argument is made in respect of customers using the outdoor space of the pub. The law is very precise in dealing with complaints, if a nuisance exists it must be abated and it does not matter whether a person moves to the nuisance and others have not complained. However the fact that there have been relatively few complaints suggests that the pub does not habitually cause problems.*

*Confirmation has been received that the bottle bank at the Dog & Badger is collected after 0800hrs on Mondays by Biffa.*

*The noise consultant concludes that the proposed development is potentially affected by noise from the nearby Dog and Badger. It is proposed to provide acoustic protection in the form of good quality close-boarded fencing to a height of 2.4 metres along the length of the boundary between the development site and the grounds of the Dog and Badger and returning for approximately 9 metres to the west at its southern end.*

*With respect to the large chiller it is proposed that noise is reduced at source either by means of acoustic treatment or by the replacement of the chiller with a quieter model and/or the relocation of the chiller or the installation of a replacement unit at a location such that off-site noise levels are reduced sufficiently. It is stated that the developer proposes to discuss these options with the pub's management and landlord.*

*As would be expected the noise consultant made no reference to odour from the kitchen extract, which was one of my original concerns, but neither has any other information been provided by the applicant.*

*Should you be minded to grant permission I would ask that any permission is subject to the following condition in respect of noise”:*

### **Additional Condition**

#### Condition 7

Prior to the commencement of the development hereby permitted, the applicant shall submit in writing for the approval of the local planning authority a scheme of noise attenuation measures which will ensure that internal noise levels from externally generated sources shall not exceed 35dB(A)eq, 0700-2300 in any habitable room or 30dB(A)eq, 2300-0700 and 45dB(A)max, 2300-0700 inside any bedroom, and that external noise levels from external sources shall not exceed 55dB(A)eq, 1 hour in outdoor amenity areas. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the local planning authority in writing before any permitted dwelling is occupied, unless an alternative period is approved.

**Corrections to Report** - The following statement has been included:

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been recommended for approval for this proposal. 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) (Amendment No. 2) Order 2012.

***Item 16 (Pages 247-272) – CB/14/03419/FULL – Land North of Clayhill Farm, Greenfield Road, Westoning.***

**Additional Consultation/Publicity Responses**

Strategic Landscape Officer – has confirmed that the revised landscape plan showing details of planting submitted is acceptable and therefore condition 2 has been amended to include this plan.

**Additional Comments**

The recommendation should read as follows:

Full Application – Recommended for Approval subject to referral to the Secretary of State.

The applicant has confirmed that he is willing to provide a permissive footpath link along a headland path towards the railway bridge. This will therefore be included in the rights of way proposal.

**Additional/Amended Conditions**

The conditions have been revised as follows. Condition 4 has been removed as it was a duplicate of condition 10. Therefore, a full list of revised/ re-ordered conditions are shown below:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The planting and landscaping scheme shown on approved Drawing No 3624\_LVIA\_007 Rev B dated 3rd December 2014 shall be implemented by the end of the full planting season immediately following the commencement of development (a full planting season shall mean the period from October to March). The approved landscaping 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.  
(Policies 43 and 58, DSCB)

- 3 The development shall be carried out and maintained in accordance with the approved Landscape & Habitat Management Plan dated December 2014 and Ecological Mitigation Strategy dated November 2014.

Reason: To ensure existing or new habitats affected by development are managed effectively over an established period.

- 4 Within 12 months of the completion of the development hereby approved, in the event of any complaint to the Council relating to Glint or Glare from the development, upon notification by the local planning authority, the applicant or operator of the solar farm shall within 28 days submit for approval to the Council details of a scheme of remedial measures to address the concerns raised with details of a timescale for the implementation of the works. The works shall be carried out in accordance with the approved details and timetable.

Reason: To ensure safety of users of the railway.

- 5 Should the solar panels not be used for the production of energy for a continual period of six months, the panels, support structures and associated buildings shall be removed in their entirety and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the retention of development in the countryside that is not being used for its intended purpose.

- 6 The permission hereby granted shall endure for a period of 25 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date'). Written confirmation of the First Export Date shall be provided to the local planning authority no later than 1 calendar month after the event. Within 6 months, following the completion of the 25 year period, the solar panels, support structures, associated buildings and cabling shall be removed in their entirety and the land shall be restored to its former condition.

Reason: To ensure that the development is decommissioned and to protect the character and appearance of the locality

- 7 Prior to operation the footpath known as Westoning Public Footpath No.1 and Flitton and Greenfield FP17 shall be diverted in accordance with the details submitted. At no time during the construction phase should the footpath be obstructed.

Reason: To ensure that the footpath remains open for all users during and after the construction phase.

- 8 The external finish of the inverter stations and substation shall be RAL 6020 in Matt unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and landscape character.

- 9 **No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include proposals for construction traffic routes, the scheduling and timing of movements, any traffic control, signage within the highway inclusive of temporary warning signs, the management of junctions to, and crossing of, the public highway and other public rights of way, details of escorts for abnormal loads, temporary removal and replacement of highway infrastructure and street furniture, the reinstatement of any signs, verges or other items displaced by construction traffic, banksman and escort details. The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the site.**

- 10 **No development shall commence until tracking diagrams have been provided and approved in writing by the Local Planning Authority for a 16.0m length heavy goods vehicle entering and exiting the site, and tracking diagrams of these vehicles passing each other at the passing area located at the junction of the access track. The development shall not be brought into use until the temporary alterations to the junction, the temporary widening of the access and the temporary passing bays have been constructed in accordance with the approved details for the duration of the construction phase only and thereafter shall be returned and reinstated to their original dimensions.**

**Reason: To provide adequate and temporary access and passing of vehicles clear of the highway during the construction phase.**

- 11 **No development shall commence until details of an additional temporary passing bay located within the site have been submitted to and approved in writing by the local planning authority. The development shall not be brought into use until the additional temporary passing bay has been constructed in accordance with the approved details for the duration of the construction phase only and thereafter shall be removed and the area reinstated.**



**Reason: To provide adequate passing and manoeuvring of vehicles along the access.**

- 12 The vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 11.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 13 The turning space for vehicles illustrated on the approved drawing no. 1029-821/A shall be constructed before the development is first brought into use.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 14 The siting of the security cameras shall be carried out in accordance with the details shown on plan numbers; 1029-511 Rev A and 1029-113 Rev H and remain as such for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and landscape character.

- 15 The development hereby approved will not be externally lit except in an emergency. Prior to the operation of the development details of the emergency lighting, including the siting of any lighting columns, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of visual amenity and landscape character.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site location; 1029-111-D; 1029-112/T; 1029-113/H; 1029-141/B; 1029-142/A; 1029-144/A; 1029-145/A; 1029-146/B; 1029-147/B; 1029-511/A; 1029-821/A; 14020; TS13-184L\1; TS13-184L\2; 3624\_LVIA\_007\_B; Noise Assessment; Planning Statement; Agricultural Land Classification; Agricultural Statement; Habitat Creation; Landscape and Visual Impact Assessment; Flood Risk Assessment; Solar Photovoltaic Glint and Glare Study; Ecological Appraisal; Landscape & Habitat Management Plan dated December 2014 and Ecological Mitigation Strategy dated November 2014.

Reason: For the avoidance of doubt.

**Notes to Applicant:**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that no works associated with the construction of the widened 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 contact 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 widened 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 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, SG17 5TQ
4. 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.
5. The applicant is advised that no works associated with the CTMP 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 contact 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 the Highways Act to be implemented.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been recommended for Approval for this proposal. 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) (Amendment No. 2) Order 2012.

**Item 17 (Pages 273-288) – CB/14/04277/FULL – R/O 1-5 Kingsbury Avenue, Dunstable.**

**Revised Plan Received**

A revised layout has been received to reflect the Highway Comments regarding the extent of the redline. Plan Number WPD-020-13-2D.

**Additional Consultation/Publicity Responses**

Letter sent of behalf of 1, 3, 7, 9, 11, 13 Kingsbury Gardens & 3, 5 Kingsbury Avenue received 10<sup>th</sup> December 2014. Please see Appendix C.

**Additional Comments**

Notwithstanding the points raised, it is considered that the matters are adequately addressed within the Officer's Committee Report.

**Amended Conditions**

8. The parking bay shown as visitor parking on plan WPD-020-13-2D shall be kept as unassigned parking and in an open condition, fully available for this purpose and no bollard, barrier or similar device or designation signs shall be erected thereon.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.  
(Policies BE8 S.B.L.P.R, 27 & 43 D.S.C.B)

10. The turning space for vehicles illustrated on the approved Plan (No WPD-020-13-2D) shall be constructed before the development is first brought into use and thereafter shall be kept clear from all obstruction.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.  
(Policies BE8 S.B.L.P.R, 27 & 43 D.S.C.B)

16. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers WPD-020-13-1, WPD-020-13-2D & WPD-020-13-3.

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

**Item 18 (Supplement - Pages 3-52) – CB/14/03113/FULL – Land North of Leighton Road, West of Hawthorn, Leighton Road, Eggington.**

**Additions/Corrections to the report**

Reasons for Recommendation :

(page 5, Line 3) ‘----- and any other harm, including harm to the setting of the heritage assets.’

**The Application :**

(page 6) ‘seeks planning permission for the construction of a 7.4 MW Solar Farm ---.’

Installation of Photovoltaic panels

(Line 4) ‘ Circa 24,720 -----.’

(Line 12) ‘the estimated output is 7.4MW which would provide approximately 2132 average households with their total electricity needs and avoid approximately 3,638 tonnes ----’

VSCs (page 37)

(Bullet point 3) – ‘-----requirements of 2,132 average homes-----approximately 3,638 tonnes ----.’

Community benefit

(page 44, Line 5) –‘In this respect, the applicant has agreed to sign a Section 106 Agreement consenting to contribute a sum of £1000 per MW of installed capacity (£7,400 per annum) for a 25 year period.

**Agent’s further submission**

Please note that following a number of discussions with the Landscape Officer and Conservation Officer, Lightsource have amended the scheme. You will note that the revised layout (UK-1611-S100 p15) results in a lesser footprint and a reduction in the number of panels from the originally submitted scheme.

I have set out the main changes below:

1. The revised layout plan shows a reduction in capacity from 7.8MW to 7.4MW which has been due to the fact that there has been an overall reduction in the number of panels, from 29436 to 24720. The revised scheme sees the arrays and fence line pulled away from the southern boundary. Now that the proposals occupy a reduced area there will be more than adequate space to achieve a comprehensive planting scheme along the southern boundary which, in time will ensure that this screen is effective. The provision of planting in the SW corner would help to break up the appearance of the solar farm, would soften the views into the site when leaving the Conservation Area and would also be read as a continuation of the existing planting in the immediate context of the site.
2. The amount of ancillary infrastructure proposed has been slightly reduced. The 4 inverters, 2 transformers and 1 aux transformer, as shown on the original submitted plan has been replaced with 4 transformers and 4 inverters, Drawing

nos C600, C610 and C620 show the measurements of the inverter and transformer and switch gear. The newly proposed inverters and transformers and switchgear amount to a lesser footprint (49.7m<sup>2</sup>) compared to that initially submitted (56.4m<sup>2</sup>).

3. The total floor space (ancillary buildings) in the revised design amounts to 101.85 square metres compared to the initially submitted design which comprised a floor space of 131.30 square metres. The revised layout does not include the auxiliary transformer or communications building which had been proposed in the revised layout thereby amounting to the reduction in footprint. .

### **Additional/Amended documents submitted**

- Landscape and Visual Impact Assessment – December 2014
- Biodiversity Management Plan –December 2014
- Construction, Decommissioning and Traffic Management Method Statement – November 2014
- Outline Landscape Proposals - FIG 1.9 UA007283 Issue 06
- Site Sections -101-UA007283 Issue 2

### **Additional Consultation/Publicity Responses**

#### Landscape Officer

Many thanks for forwarding final landscaping plan.

The additional woodland edge planting to the southern portion of the site is a positive measure.

Fence line / site boundary ' A ' would benefit from inclusion of hedgerow to assist integrating this boundary within the context of the Clipstone Brook Corridor and which will form a future link to the Clipstone Country Park associated with East Leighton Buzzard growth area in coming years.

The woodland area to the western corner of the site has been omitted but I would suggest inclusion of woodland at this location with an extended area of wildflower planting would benefit biodiversity.

With regard to planting specifications:

Please could betula as individual trees be replaced with a different species from the proposed planting palette, eg carpinus. Inclusion of betula in woodland planting mix is appropriate with local character.

Could the planting spacing be described for the woodland edge planting.

Prunus spinosa has a tendency to sucker and encroach on to footpaths – and is prickly – therefore please could prunus be removed from the hedgerow planting mix adjacent to footpaths.

#### English Heritage

We note that the footprint of the solar panels have been reduced and the proposals for increased screening on the south. The reduced footprint has removed a number of panel rows in the southern third of the solar farm and included new woodland and

wildflower edges, new hedgerow and several new trees along the southern boundary of the site.

The increased screening is welcome and could help to break up the appearance of the solar farm – although we should note that this would be seasonally (and species) dependent and the lifetime of the solar farm versus the growth speed of the trees would also need to be taken into account. The screening from trees has been focused tight along the southern boundary and we would highlight whether increasing the width of the planting might increase any potential benefit. Similarly, we note the addition of trees along the field boundary in the northern portion of the site and would encourage consideration of additional tree planting along the field boundary through the middle of the site; which together could help further break up the ‘block’ appearance of the solar farm.

Whilst we would acknowledge that the amended proposals would reduce the level panels; it would be our view that this would only be a marginal change from the previous proposals in terms of its impact upon the setting of the conservation area. It is clear that the solar arrays would still directly impose upon historic agricultural landscape surrounding Eggington and its conservation area, and would still clearly be visible from within the northeast of the area and when leaving it.

Whilst we would acknowledge that impact upon the setting of the conservation area has been reduced, the amended proposals have not negated or removed the harm from the proposal to the significance of the heritage asset, in terms of NPPF paragraph 132. Whilst we would not in principle object to this solar proposal; we would reiterate our previous advice to Central Bedfordshire Council. The Council, in line with their specialist Conservation advice, must be satisfied that your application has demonstrated clear and convincing justification for this harm, and that the harm is outweighed by the public benefits of the proposal. If a clear and convincing justification for the harm is not found, we would recommend the Council refuse the application.

### **Additional/Amended Conditions/Reasons**

#### Condition 9

(page 47) ‘-----Biodiversity Management Plan ----- dated December 2014.’

#### Condition 22

UK-1611-S100 P15, MFE\_02, 101-UA007283 Issue 2, FIG 1.9 UA007283 Issue 06, TYP\_P\_E, CSR\_01, DNO\_01, SB\_01, UK Hullavington C600 Inverter details , UK Hullavington C620 Transformer details , CCTV\_01 , UK-Hullavington-C610-Building-MV- Details, L332/1 Rev. B, L332/2 Rev. A, & CBC/001(DEER FENCE).

**Item 19 (Supplement – Pages 53-88) – CB/14/04064/FULL – Land at Millfield Farm (Phase 2), Millfield Lane, Caddington.**

**Additional Consultation/Publicity Responses**

Caddington Parish Council

Supports the application subject to sufficient screening and consideration of the Conservation Area for which we defer to the judgment of the officer dealing. (Officer Note : Site is within the AONB and not Conservation Area)

Neighbour Comments

Millfield House :

1 How will access to the site happen Millfield Lane is already full of pot holes / road damage after the previous site was built this has not been addressed.

2 Will access to the site in anyway impact my property and access to it, there has been many large vehicles up and down the lane for weeks.

3 Has the implications for my property being the closest to the site been properly considered, what will the financial impact on my property value be

4 We did not get a direct note around consultation given our proximity surely we should have been engaged. (Officer Note : Consultation letter was sent On the 22<sup>nd</sup> October 2014)

5 Has there been a proper assessment of the impact of so many solar panels being erected close to my property from a health and safety perspective . The previous site was much further away this is a lot closer.

6 We will shortly be surrounded by Solar panel farms , when we first moved to this property there was talk of a much smaller area being designated for a farm, this has now been dramatically extended significantly beyond the original concept , and now only a few yards from our property.

7 We live next door to a business park , we only found out last year whilst having a new sewage unit installed that we have extremely high voltage power lines running across our property again purely to service the business park.

8 There is yet another business park being built at the end of our lane again a short distance from our property .

In short we are now surrounded by non-green belt land that continues to have material building works. There can be no other conclusion that our land has now become isolated and therefore should be redefined ensuring that there is consistency of treatment for us all.

I would say I'm not at this stage objecting to the development but I would like clarity around the implications for me and my family on a number of fronts.

Public Rights of Way Officer

The amended plan seems acceptable from the public right of way point of view. It says 9 metres as the hedge itself is to be 2 metres wide. I do notice Prunus spinosa though and we have asked for this to be left out in the past.

Highways Officer

The speed survey results look alright.

**Additional Documents/ Information**

Agricultural land Classification Report

Letter dated 11<sup>th</sup> December 2014 by Reading Agricultural Consultants.

Appraisal of Landscape and Visual Effects – December 2014

Cross -sectional Drawing –December 2014

Speed Survey Results –December 2014

**Additions/Corrections to the report**

Page 56

The estimated output is 4.99MW which would provide approximately 1,300 average households with their total electricity needs and avoid 3,200 tonnes per annum of CO<sup>2</sup> emissions.

**Additional Condition**

**Development shall not commence until construction details of the proposed access, including details of materials and gates to be installed have been submitted to and approved by the Local Planning Authority.**

**Reason: In the interest of preserving the visual amenities of the AONB.  
(Policies BE8, SBLPR and 43, 50 & 58, DSCB)**

**Amended Conditions**

Condition Number 16 to read:

CBC/001, BNL.0617\_06-6, CBC/002, CBC/003, BNL.0617\_06-E, TS14-278W1, BNL.0617\_01-A, BNL.0617\_02-A, BNL.0617\_03-A, BNL.0617\_04-A, BNL.0617\_07-A, BNL.0617\_10-A, SCP/14920/F01 Rev. A and SCP/14920/F02 Rev. A.



*APPENDIX A – Item 8 (Pages 63-76) – CB/14/03675/FULL – Poppy Hill Farm, Cambridge Road, Langford.*

Comments from Agricultural Advisor's on behalf of applicant and Council.

Comments from Applicant's Agricultural Advisor

14/03675

16 SEP 2014

## AGRICULTURAL APPRAISAL

Prepared for:

Mr T. W. & Mrs L Simpson  
of  
Simpson & Sons

Planning Application to Central Bedfordshire Council  
for a temporary Agricultural Workers Dwelling

At

Poppy Hill Farm, Langford Bedfordshire  
SG18 9PL

30 SEP 2014

September 2014

Prepared By:  
Alexanders  
Acre House  
70c High Street  
Huntingdon, Cambs  
PE29 3DJ

## Contents

1.0	Introduction
2.0	Location & Description
3.0	Business Structure
4.0	The Proposed Development
5.0	Planning History and Policy
6.0	Assessment of Need for a Temporary Dwelling at Poppy Hill Farm
7.0	Financial Assessment
8.0	Availability of Local Housing
9.0	Reason for Proposal
10.0	Supporting Letters
11.0	Conclusion

### Appendices

1	Location Plan
2	Land Holding Plan
3	Poppy Hill Farm Photos
4	Temporary Dwelling & Farm Yard Plan
5	Available Dwellings Plan
6	Supporting Letters

## 1.0 Introduction

This appraisal has been prepared for Mr T. W. & Mrs L Simpson of Simpson & Sons, for a Planning Application to Central Bedfordshire Council for a temporary agricultural workers dwelling at Poppy Hill Farm, Langford.

This appraisal shall assess the need for the temporary agricultural workers dwelling, at Poppy Hill Farm to support the existing farming enterprise. The proposed temporary dwelling will be occupied by, Mr T. W. & Mrs L Simpson and their two sons.

## 2.0 Location & Description

Poppy Hill Farm is located off Cambridge Road, Langford, having been established in its current location by the applicant approximately 4 years ago. (See Appendix 1 location plan)

Poppy Hill Farm is the main farming base for Simpson & Sons. The business extends to 305 Acres (123.43 Hectares) and operates a mixed arable and livestock holding.

### 2.1 Land

The land at Poppy Hill Farm is utilised for arable and livestock farming purposes being predominantly Grade 2 land according to the Agricultural Land Classification Maps. The farm is registered under the Single Payment Scheme (SPS) and is a recognised agricultural holding.

The arable operations extend to some 225 Acres (91.05 Hectares) with land located at Poppy Hill Farm & Balls Farm Langford, Edworth Road and Bleak Hall, Biggleswade as detailed on the attached land holding Plan (Appendix 2).

The grassland enterprise currently extends to approximately 80 Acres (32.38 Hectares) and is principally located at Poppy Hill Farm (owned by Simpson & Sons) further grassland is rented within Langford and is used for grazing and hay making purposes.

Approximately 160 acres (64.75 Hectares) is owned by Simpson and Sons, with a further 145 acres (58.68 Hectares) occupied under contracting farming arrangements and a Council, Farm Business Tenancy.

The main farm premises are at Poppy Hill Farm, all livestock, arable produce and machinery are located at Poppy Hill Farm. The farming enterprise is actively seeking additional land to purchase and rent in order to grow the holding.

## 2.2 Cropping & Livestock

The arable enterprise currently grows combinable winter & spring cereal crops (winter milling & spring malting barley) using a plough based cultivation system. All straw is baled to provide bedding for the livestock system any additional straw is sold. The farm has grown considerably within the last 4 years.

The grassland enterprise occupies an area of 80 acres (32.38 Hectares) and is split between permanent pasture and 5 year leys that provide silage, hay and grazing.

The land is grazed during the late spring summer months and maintained during the winter, with harrowing and muck spreading taking place.

The farm has some 14 pedigree Angus breeding cows, all currently in calf, 11 followers all of which will be kept on, two pedigree in calf Hereford cows with two calves at foot and together with a pedigree Hereford bull. Approximately £30,000 has been invested in new cattle and a pedigree bull in the last 18 months.

The applicant is currently expanding the herd and it is the intention to retain any heifers to grow the herd with steers being sold on. The applicant is seeking a 50 cow breeding herd.

Cattle calve from March through to November with all cattle calving at Poppy Hill Farm, after calving cattle remain in the buildings until early spring, when they are turned out to grass with followers at foot. Once the calves/followers are old enough they shall be weaned in the buildings at Poppy Hill Farm and overwintered before being finished on the grass at Poppy Hill Farm.

Since the withdrawn application Mr Simpson has increased his cattle enterprise, to include Hereford cattle as indicated in our earlier assessment, clearly demonstrating the commitment to the farming business.

The applicant currently has 3 breeding sows with 9 piglets. The pigs are housed at Poppy Hill Farm and the applicant wishes to expand the pig enterprise going forward.

The applicant also produces free range eggs from approximately 160 chickens currently on site at Poppy Hill Farm; these are currently kept within a grass paddock adjoining the access road and farm yard. Other livestock includes approximately 30 duck and 11 geese.

Since our earlier appraisal the applicant has 4 breeding ewes and is intending to expand their flock as the farm continues to grow.



### 2.3 Property & Buildings

Photographs of the farm yard and buildings at Poppy Hill Farm are shown within **Appendix 3**

The buildings comprise a modern range of steel portal framed buildings including:

- 3 bay steel portal framed modern grain store, with concrete grain walling sections 90ft x 60ft with leanto for machinery storage.
- 3 bay steel portal framed open fronted cattle building
- 2 bay steel portal framed open fronted cattle shed/shelter with Yorkshire boarding
- 5 bay steel portal framed open fronted building for fertiliser, straw and machinery store.
- 6 bay steel portal framed cow and calving building.
- 2 bay steel portal framed feed store.

The farmyard benefits from a hard surfaced yard with purpose built areas for storage of silage bales and machinery.

All commodities, livestock, machinery and equipment are stored at Poppy Hill farm.

The applicant currently lives at Bleakhall approximately 5 miles by road (10 minute drive) from Poppy Hill Farm, which is currently rented under a short term Farm Business Tenancy, from the Council. A round trip is approximately 8 miles and can take up to 20 minutes. Given the short term nature of the applicants Tenancy they have little security as the dwelling could be taken back or sold at short notice.

Bleakhall is a rented farm with a small range of farm buildings, none of which are suitable to modern farming and the requirements of the applicant.

### 2.4 Machinery

Principle machinery on the holding is modern and includes, a Combine, 3 Tractors, JCB Forklift, farm vehicle, range of trailers, arable equipment and grassland equipment, together with specialist livestock equipment, grain store equipment and workshop equipment.

All machinery is bought back to Poppy Hill Farm every day with the exception of the combine during harvest which dependant upon the weather conditions may be parked in a field overnight.

### 3.0 Business Structure

The farm is operated as Simpson and Sons with Mr Tony & Mrs Linda Simpson being the business partners. The farm employs Mr Simpson, together with part time help during the busy winter and summer periods from his two sons and a local resident. Mrs Simpson also assists on the farm and undertakes all farm paperwork and associated administration.

Mr Simpson has been involved in agriculture since a young age and has a good range of agricultural knowledge & experience. The proposed dwelling is for Mr Simpson (aged 48) his wife and two sons.

Mr Simpson established the business in 2009 and has seen it grow to its current level of production and efficiency.

### 4.0 The Proposed Development

The proposed development is for a temporary agricultural workers dwelling for Mr T. Simpson, his wife and their two sons at Poppy Hill Farm. The proposed temporary agricultural workers dwelling shall be a single storey building with horizontal timber cladding.

The temporary dwelling will provide a total floor area of approximately 140.sq m, and is approximately 20m in length by 7m in width.

The location of the temporary dwelling has been considered and is proposed to be located adjoining the existing farm yard complex within sight and sound of the applicants livestock, as shown on the site plan within **Appendix 4**.

### 5.0 Planning History

The undernoted planning history has occurred at Poppy Hill Farm:

- CB/14/00146/FULL – Erection of 2 Farm Buildings as storage/feed building and cattle shed/calving unit (Granted)
- CB/13/03591/FULL – Siting of Mobile Home on Existing Farm (Withdrawn)
- CB/13/02293/FULL – Siting of Mobile Home on Existing Farm (Withdrawn)
- CB/12/00818/FULL – Erection of 3 farm buildings for storage, hay and cattle (Granted)
- CB/11/03437/FULL – Erection of conventional portal framed agricultural building to store machinery and grain (Granted)



### **5.1 Central Bedfordshire Council – Core Strategy & Development Management Policy**

The above policies recognise the need for agricultural workers dwellings within the district, detailing that any application must satisfy the criteria detailed within National Guidance, currently contained within the National Planning Policy Framework and the former Planning Policy Statement 7 as detailed below in 5.2 & 5.3 below.

### **5.2 National Planning Policy Framework**

The guidance set out within the above policy document, recognises that sustainable development should be the golden thread within the local authorities' decision taking. It is considered that matters such as reduced need to travel, social, economic and environmental benefits created through the proposed development meet the objectives of this document.

Paragraph 28 supports and encourages the development of rural businesses. The provision of a temporary agricultural workers dwelling would allow the business to become more sustainable and grow. Furthermore it is stated that authorities should “*support the sustainable growth of rural business*”. There is an established need for more than one worker to work on the holding and the introduction of a temporary agricultural workers dwelling would allow the existing business to be more sustainable and provide for future growth.

Paragraph 55 recognises the need to promote sustainable development in rural areas and recognises that new homes in the countryside should only be permitted where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. It is considered that based on the function information provided there is an essential need for the applicant to live on site to tend to the needs of the farm.

### **5.3 Planning Policy Statement 7 Sustainable Development in the Rural Areas (2004)**

Using the assessment criteria contained with the revoked Planning Policy Statement 7 Sustainable Development in the Rural Areas (2004) the proposed development is considered to accord with the objectives set out within PPS 7 and specifically considers the requirements of Annex A.

Paragraph 1 recognises there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at or very close to, the site of their work.

In considering the proposed application, Paragraph 3 has been considered in accordance with the undernoted requirements:

- There is a clearly established existing functional need. – *See 6.0 Below*
- The need relates to a full time worker, one who is primarily employed in agriculture and does not relate to any part time requirements. – *See 6.0 Below*
- The unit and agricultural activity concerned have been established for at least three years and have been profitable for at least one of them and are currently financially sound and have clear prospect of remaining so. – *See 7.0 Below*
- The functional need cannot be fulfilled by another existing dwelling on the unit, or any other accommodation in the area which is available and suitable for occupation by the workers concerned. – *See 8.0 Below*
- Other planning requirements in relation to access or impact on the countryside are satisfied.

Paragraph 6 recognises that protection of livestock and animal welfare grounds should also be considered when assessing the functional requirements of the holding and further details of animal protection incidents and welfare are detailed within section 9.1 below.

#### **5.4 Localism Act**

The Localism Act promotes the rural economy and the sustainable development of rural businesses, giving considerable support for the growth and expansion of rural economies and businesses at a local level.

The introduction of a temporary agricultural workers dwelling at Poppy Hill Farm would fulfil the essential need/requirements of the holding whilst allowing for future growth of the business.

#### **6.0 Assessment of Need for a Temporary Agricultural Dwelling at Poppy Hill Farm**

- 6.1 In accordance with the criteria detailed below it is considered the applicant has a genuine and essential need to reside at Poppy Hill Farm.
- 6.2 A temporary agricultural worker's dwelling based on the existing enterprise is justified. The functional need has been assessed in accordance with the criteria detailed in Annex A of PPS 7 and is set out below.
- 6.3 The functional need as detailed within PPS 7 Annex A is fully satisfied as there is a recognised need for in excess of 1 full time worker on the farm using a Standard Man Day calculation.

The Standard Man Day calculation is an established method of estimating labour requirements; the calculation requires a single worker to provide 275 standard man days.

It is considered there is a need to have a 24 hours presence on site, in order to fully undertake the necessary security and management requirements of the 305 acre arable holding including the welfare of the breeding cattle, pigs and poultry. The applicant has been farming as Simpson and Sons since March 2009.

- 6.4 The applicant often spends late nights at Poppy Hill farm dealing with both the arable and livestock enterprises, during calving the applicant can spend all night at the farm.
- 6.5 Detailed below are the typical daily routines for winter and summer for Mr T. Simpson:

**Table 1 – Winter Typical Day - Mr T. Simpson**

6.00am	Leave house & travel to Poppy Hill Farm
6.20am	Inspect cattle, and feed with silage, check pigs and chickens, feed and collect eggs.
8.30am	Breakfast
9.00am	Complete office work, address deliveries, collections
10.00am	Check Cattle
11.00am	Milling Corn, concentrates for cattle feed, collecting straw for bedding, fence repairs, maintenance. Fertilising, spraying of arable crops
12.30pm	Check Cattle
1.30pm	Lunch
2.00pm	Muck out cattle yards, bedding down, maintenance, fertilising, spraying of arable crops.
5.30pm	Check and Feed cattle, deliver eggs.
7.00pm	Arrive home

Out of normal working hours Mr T. Simpson attends the Farm during calving and the winter months work outside the above hours as detailed below.



- 9pm – Cattle Checks for wellbeing and calving
- 11pm – Cattle Checks for wellbeing and calving
- 11pm – 6am Calving with many calving activities happening during the night time period.
- The applicant is attending many incidents at Poppy Hill Farm throughout the night and this will increase as the herd expands. Mr Simpson has as the journey time from his current residence at Bleakhall of 10 minutes, and in some cases longer if he has to de-ice his vehicle before travelling.

**Table 2 – Summer Typical Day - Mr T. Simpson**

6.00am	Leave house
6.20am	Inspect cattle in fields and addressing any problems. Check and feed pigs & chickens. Collect eggs.
8.30am	Breakfast
9.00am	Addressing office paper, work, update cattle and cropping records etc.
10.00am	Servicing machinery, unloading deliveries etc.
11.00am	Start combining, baling or cultivations
4.00pm	Check Cattle, deliver eggs
11.00pm	Finish combining, baling, cultivating etc
11.30pm	Arrive home

During the summer months the drying of corn, combining and cultivations can often take place throughout the night and this requires Mr T. Simpson to be onsite beyond normal working hours, the applicant regularly checks stock turned out to grass in the early morning day time, later evening and night.

Following the increasing theft of machinery and following a number of incidents all machinery is now bought back to Poppy Hill Farm each day, with the exception of the Combine during the harvest season which is sometimes left in the field due to its size. The farm has suffered a number of break-ins as detailed within section 9.1.1 below.

## 7.0 Financial Assessment

Details of the financial accounts have been supplied by Simpson and Sons and their accountants McMorran Accountancy. Having reviewed the accounts they confirm that since the business was established in 2010 the business made a profit in 2011, 2012 a loss in 2013 and a profit in 2014.

The applicant has invested heavily in the farming enterprise using their own resources and in recent year's income generated by the farming business.

Investment in new machinery is essential and the farming enterprise owns a modern range of farming equipment and machinery having invested approximately £420,000 over the last 4 years, with a further £30,000 invested in livestock, clearly demonstrating the applicant's commitment to increased efficiency and investment in the holdings future.

McMorran Accountancy has confirmed that the business is financially sound with the ability to remain so. This has been confirmed in their supporting letter (**Appendix 6**) which states "*the farm continues to grow profitably, sales are up 9% on 2013 and profit healthy*".

## 8.0 Availability of Local Housing

Poppy Hill Farm is located adjoining the village of Langford. At the present time there are 11 properties for sale within Langford. Having reviewed the available properties the closest dwelling is off Cambridge Road. **Appendix 5** details a plan of the available dwellings.

Having reviewed the available housing within Langford, all properties are located within a built up, residential areas and the location of such dwellings are not within site and sound of the applicants farmyard, the applicant needs to hear if cattle and livestock are distressed, and have immediate access to services, attend to incidents urgently and in the shortest amount of time possible.

## 9.0 Reason for Proposal

There is a justified need for in excess of one full time worker to be employed on the holding and there is an established need for the applicant to live on site, within sight and sound of the animals and farm yard as most of the work is outside of normal working hours.

The farming business has established well and the applicant is actively farming, investing and expanding in the business, which meets the criteria of both National and Local planning polices for supporting rural based businesses.

This is a family run business and the introduction of a temporary agricultural workers dwelling will allow the business to prove it is sustainable and viable, whilst operating

with greater efficiency providing for the future and ensuring the animals receive a greater level of health and wellbeing.

The applicant has no secure dwelling available to them and the proposed temporary agricultural workers dwelling will enable the applicant to grow and operate their business.

## **9.1 Security & Animal Welfare**

### **9.1.1 Security**

Poppy Hill Farm has been subject to a number of break-ins, theft and emergencies over the last 4 years and these have been detailed below:

- May 2011 – Damage to Buildings (Crime Ref URN NO73)
- 2012 Damage to farm buildings, attempted fire & injury to livestock (JD36473 2012)
- 2013 – Break in to buildings – (JD18327 2013)
- 2014 – Theft of poultry
- Regular youth problems & Fly tipping

Given the recent break-ins over recent years the location of the proposed development would allow greater supervision of the holding and a greater presence on site. The total value of items stolen within the above period is in the region of £5,000 with the applicant having invested approximately a further £5,000 in additional fencing and a security gate.

Over recent years and particularly within the last 12 months rural areas have seen a significant increase in rural crime, with theft of livestock now receiving national coverage. The applicant has within the last 12 months experienced theft of poultry from Poppy Hill Farm and other attempted break-ins.

The applicant is unable to store any diesel fuels, oils or tools on site at present without an onsite presence they believe these would be stolen.

### **9.1.2 Animal Welfare**

During the normal working year there are a number of additional livestock emergencies as detailed below, which require additional supervision and management and support the need for a dwelling on site.

- Milk Fever – This is a low calcium deficiency and cows need immediate attention and unbroken supervision and if not addressed can lead to death and often requires two or more people to undertake this supervision.
- Grass Stagers – This is a magnesium deficiency and again the cows need immediate attention and unbroken supervision.



- Bad calving – in this case additional assistance is always required and often requires two or more people to attend and in some cases also requires assistance from a qualified vet.
- Calf feeding - A selection of cattle choose not feed their new born calves and as a result some have to be tube fed immediately and every two hours until strong enough to be bottle fed which has to be undertaken at regular intervals and often requires additional labour to help.
- Water supply repairs – Cattle drink on average 30 litres of water per head per day, livestock regularly break fittings and fittings have to be regularly maintained during winter months to prevent freezing, both of which can have a direct impact on animal welfare.
- Missing Cattle – This occurs when the cattle are turned out to grazing and requires immediate search and normally rescue.
- Cattle getting out – if gates are left open cattle often escape and involves two or more people to safely round up the cattle.

The above information clearly confirms that there is an established and essential need for a temporary agricultural workers dwelling at Poppy Hill Farm, to ensure the efficient operation of the farm, with Mr T Simpson needing to be available on site day and night in the interests of animal welfare, security and efficient management of the farm.

Within the previous submission the external consultant referred to the use of CCTV for inspecting animals. Advice has been sought from the applicant's vet who has advised that CCTV will not alert any unusual sounds or distress noises, cannot cover all areas and difficult to see when animals are in distress. The use of such a system will not cover the surrounding grass land and cannot be used for close up inspections.

During the last month the pigs on the farm have farrowed and the applicant despite attending throughout the night was unable to prevent over 50% of the piglets dying. If the applicant was able to reside on site this would not have happened.

### **9.1.3 Additional functional needs**

During calving difficulties can occur and problems with trapped animals and mucus to the airways can be encountered and if not attended to immediately can result in the death of a calf. Many calvings happen during the night and on many occasions more than one cow will be calving requiring a minimum of two people on site at all times.

Calving problems can affect welfare through weakness and stress if not attended to immediately. If a cow is left unattended it will strain until exhausted and could eventually die, with the number of cattle on the holding a single worker is unable to attend to all calving cattle and if there is a complication it often requires two or more people.

In the time it can take Mr T Simpson to travel from his current residence at Bleakhall to Poppy Hill Farm the animal's welfare could be compromised, factors such as de-icing the car and road conditions during the winter months all impact on the time it takes travelling to the farm. These factors can make the difference between an animal living or dying.

The profitability and efficiency of the livestock unit can be compromised if stock and buildings are not well managed.

### **10.0 Supporting Letters**

In support of the proposed application the letters from McMorran Accountancy, Royston Veterinary Clinic and the National Farmers Union have been provided and are considered relevant to this application. Full copies of the letters are contained within **Appendix 6**.

### **11.0 Conclusion**

Having examined the current farming enterprise that there is an essential requirement for at least one full time worker on the holding and there is clear evidence that whilst the business is young it is operating on a clear and sound financial basis.

Further support for the proposal is recognised by Royston Veterinary Clinic and the National Farmers Union.

Having considered other accommodation within the surrounding area it is considered that the functional need could not be fulfilled by another dwelling within Langford or the surrounding area.

It takes the applicant on average 10 minutes to get to Poppy Hill Farm travelling from their current residence at Bleakhall. In the time it takes to get to Poppy Hill Farm the animals' welfare could be compromised, factors such as de-icing the car and road conditions during the winter months will increase the time it takes travelling to Poppy Hill Farm.

The location of the dwelling has been carefully considered and has been located to allow access from the existing farm access road and to take advantage of the natural screening, whilst remaining within site and sound of the farm yard complex. It is considered that the proposed location and access shown have satisfied the requirements in this respect.

The criteria for establishing an agricultural workers dwelling as detailed within PPS 7 annex A, is considered to be fully satisfied, as there is clearly an established and growing business that requires in excess of one full time worker to reside on site for 24 hours a



day under the Functional tests, this is further demonstrated in the need to attend to many night time incidents that require two or more members of staff to be present outside normal working hours.

From the financial information supplied by McMorran Accountancy it is evident that the business has been established for at least 4 years, having been profitable for at least one of them, is a financially sound business and has the prospect of remaining so. It is further advised that the costs of undertaking the proposed development can be met by Mr T and Mrs L Simpson.

The proposed development will provide a sustainable future for younger generations coming into the farming business whilst meeting an essential need.

The applicant is an established farming business seeking consent for a temporary mobile home for a period of 3 years to be occupied by the applicant as an agricultural worker. There are no other suitable dwellings available to the applicant and the rented property they currently live in provides little security, which furthermore is not within sight and sound of Poppy Hill Farm.

Planning Policy recognises that agriculture is an important part of rural life and brings many benefits to rural areas.

This report has demonstrated that there is an essential need for Mr T Simpson to live on site at Poppy Hill Farm in the interests of animal welfare and the farming business.

.....  
James Bailey MRICS, MBIAC, MARLA

September 2014

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## APPENDIX 1



## APPENDIX 2





## APPENDIX 3











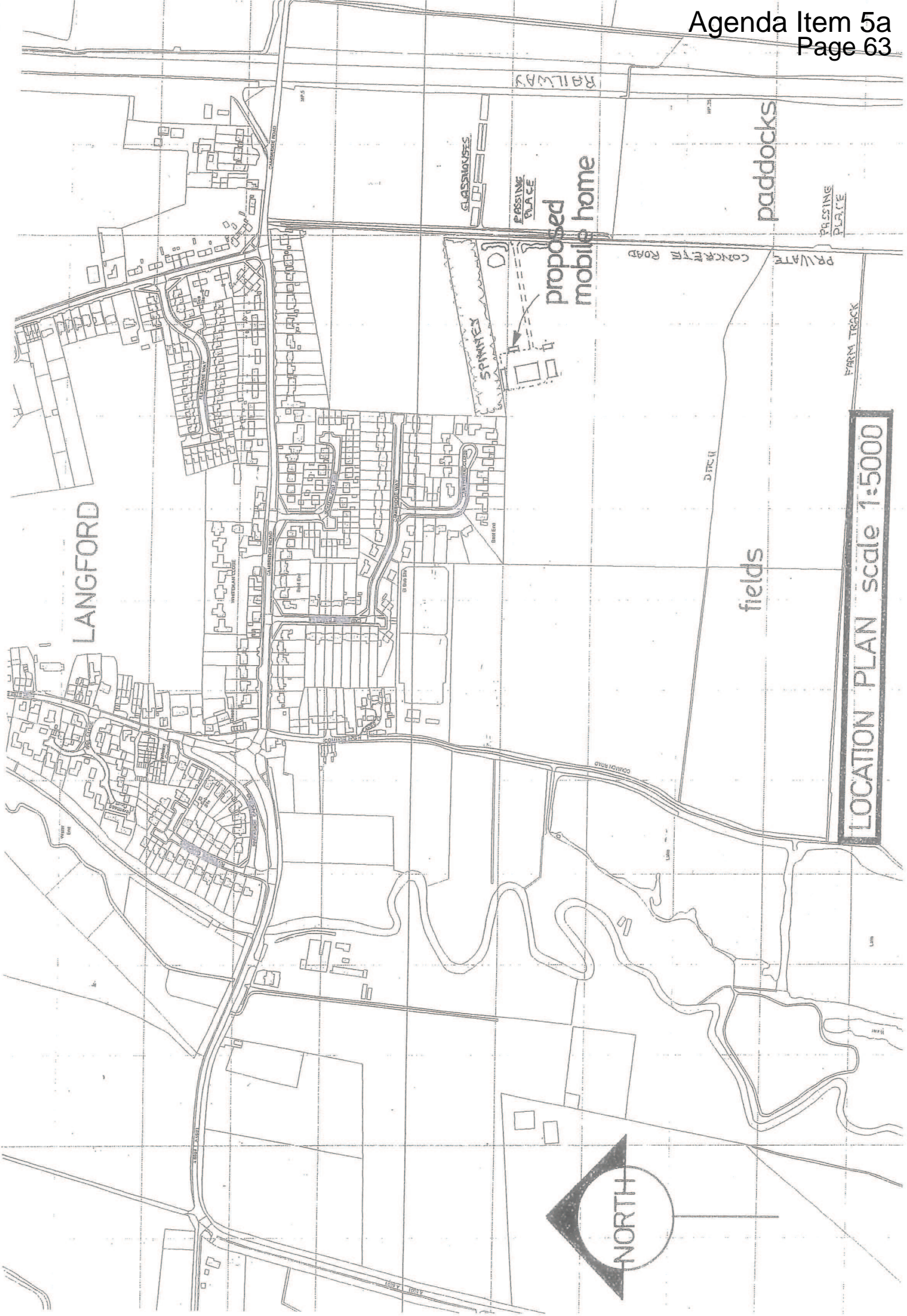






APPENDIX 4





LANGFORD

RAILWAY

paddocks

PASSING PLACE

PRIVATE CONCRETE ROAD

proposed mobile home

GLASSHOUSES

PASSING PLACE

SPINNEY

FARM TRACK

fields

DITCH

LOCATION PLAN scale 1:5000



## APPENDIX 5



### Find property for sale in Langford, Biggleswade, Bedfordshire

Showing 11 of 27 properties

RSS

Print

Property to rent in Langford

View as:

List

Grid

Map



Note: The pins show the centre of postcodes, not exact locations

Contact Us Terms of Use & Privacy Policy

## APPENDIX 6





14 Eaton Court Road  
Colmworth Business Park  
Eaton Socon  
St Neots  
Cambs PE19 8ER

Tel: 01480 470755

Fax: 01480 470636

Email: [stneots@mcmorranaccountancy.co.uk](mailto:stneots@mcmorranaccountancy.co.uk)

Website: [www.mcmorranaccountancy.co.uk](http://www.mcmorranaccountancy.co.uk)

Richard McMorran FCCA

02 September 2014

**PRIVATE AND CONFIDENTIAL**

Alexanders  
Acre House  
70c High Street  
Huntingdon, Cambs  
PE29 3DJ

Attn: James Bailey

Dear James

**Tony and Linda Simpson t/a Simpson & Sons**

We have now completed the farm's accounts for the year ended 31 March 2014.

I can confirm the farm continues to grow profitably, sales are 9% up on 2013 and profit healthy.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'R J McMorran', is written over the typed name.

R J McMorran





Sitkowski, Edwards & Lilley  
The Corn Barn  
Spring Lane  
Stagsden  
Beds  
MK43 8SE  
Telephone: 01234 824901 Fax: 01234 826943

Messrs. Simpson & Son,  
Bleakhall Small Holding,  
London Road,  
Biggleswade,  
Beds.  
SG18 9TB

Our Ref: PS/SMM  
Your Ref:  
Direct Line: 01234 824901  
Email: bedford@nfumutual.co.uk  
Date: 15 August 2014

Dear Sirs

Re: Planning Application – Agricultural Workers Dwelling  
Poppyhill Farm, Cambridge Road, Langford

As your local NFU Secretary, I would like to offer my support in your application for planning permission to establish an agricultural workers dwelling at Poppyhill Farm, Langford, for residential purposes to support your farming enterprise.

I note that you an established farm business and that your stock numbers have increased. Having erected specialist livestock buildings recently, this demonstrates your long term commitment to the enterprise. It is essential to the animals welfare and needs to have someone with animal husbandry experience to be available at all times.

With rural crime in the area there appears to be a genuine reason to live on site, both to reduce exposure to crime and meet regular (including night time) needs of your livestock.

It is clear to me that your circumstances show both a functional and financial need for a permanent dwelling on site and I trust that your application will meet with success.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'P L Sitkowski'.

PP P L Sitkowski  
Senior Group Secretary



Professional and Compassionate

Royston Veterinary Centre Ltd  
Newmarket Road  
Royston, Hertfordshire  
SG8 9GH  
Telephone 01763 242221  
Fax 01763 243155  
www.roystonvets.com

**Also at**  
Baldock Veterinary Centre  
Telephone 01462 895579  
www.baldockvets.com

4<sup>th</sup> September 2014

To Whom It May Concern:

**Re: Tony Simpson, Poppy Hill Farm, Cambridge Road, Langford**

Mr Simpson keeps livestock at Poppy Hill farm and uses this practice and in particular me as his veterinary surgeon.

The major livestock enterprise is a suckler herd of beef cows calving in the early Spring. As a new herd the cows are very young mothers and are all expecting their first or second calves. The stockmanship required to properly care for these mothers is of the highest order and at the time the calves are due will require 24-hour supervision in order to provide any necessary help these relatively in-experienced mothers require. Most calvings take place at night and in the early mornings. The availability of Mr Simpson during the calving period will directly impact not only on the welfare of the mothers but also on the survivability of their progeny.

I understand from Mr Simpson that he intends to grow the herd and as such his presence on site becomes even more vital.

In addition to the suckler cows (and their calves) he has over 100 other head of livestock (mainly chickens and pigs - the latter farrowing). These too require care some of which will be during unsocial hours.

On the basis of the above I strongly support Mr Simpson application to be able to live on site primarily on animal welfare grounds but also on practical management grounds too.

Please do not hesitate to come back to me if you have any questions or require any further information.

Yours sincerely

A handwritten signature in black ink that reads 'D. G. White' with a stylized flourish at the end.

D G White, MA, VetMB, PhD, DECLAM, MRCVS

Clinical Director

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Comments from Council's Agricultural Advisor



**AGRICULTURAL APPRAISAL FOR THE SITING OF A TEMPORARY MOBILE HOME FOR AN AGRICULTURAL WORKER**

**Local Planning Authority:** Central Bedfordshire Council

**Local Planning Authority Reference:** CB/14/03675

**Our reference:** AGC/JC/MBDC10/2014

**Application Date:** 16<sup>th</sup> September, 2014

**Applicant:** Mr. T. Simpson

**Application Site Address:** Poppy Hill Farm  
Cambridge Road  
Langford

**Area: 93.39 hectares      Owned: 62.3 hectares      Rented: 31.09 hectares**

**Appraisal and Advice**

The application relates to the siting of a temporary agricultural workers dwelling on the application site, known as Poppy Hill Farm which is situated to the South of Langford village, and South of Cambridge Road. Poppy Hill Farm comprises 9.1 hectares (22.5 acres) of owned land on which the applicant Mr. T. Simpson has erected a set of modern portal framed farm buildings, comprising a grain storage building 18.3 metres x 18.3 metres (60' x 60'), a Dutch barn for the storage of hay and straw, 18.3 metres x 9.15 metres (60' x 30'), a general purpose building 27.5 metres x 9.1 metres (90' x 30'), a general storage/general purpose building 11 metres x 12 metres (36' x 40'), and two cattle buildings 9.1 metres x 6 metres (30' x 20') and 27.5 metres x 12.2 metres (90' x 40').

In addition to Poppy Hill Farm the applicant owns a further 4.6 hectares (11.5 acres) to the North of Edworth Road and to the East of the railway line. A further block of land comprising 48.6 hectares (120 acres) is owned and is part of Balls Farm which is again East of the railway to the North-East of Langford village. This latter block of owned land adjoins Bleak Hall Smallholding to the East, which is rented on a three year Farm Business Tenancy (29<sup>th</sup> September, 2013 to 28<sup>th</sup> September, 2016) from Central Bedfordshire Council. The rented holding comprises 31.09 hectares (approximately 77 acres) and includes the farmhouse, where Mr. Simpson and his family currently live, and a small set of farm buildings. The house and buildings are adjacent to the A1 dual carriageway.

In addition to the owned and rented land approximately 59 hectares (146 acres) of other land is rented in the area on various short-term or gentleman's agreements. I consider this 59 hectares of other land is insecure, and may not be available to the applicant in the long-term, and should therefore be disregarded for the purposes of



this agricultural appraisal, as it may not be available to sustain the cost of a permanent dwelling in the long-term or in the future.

The existing secure holding is currently cropped as follows:-

- (i) Poppy Hill Farm is all down to grass/pasture,
- (ii) Balls Farm and the 4.6 hectares of other owned land - North of Edworth Road - is currently cropped with winter wheat for the 2015 harvest.
- (iii) The land forming Bleak Hall Smallholding will be cropped with spring barley for the 2015 harvest.

The grassland at Poppy Hill Farm together with other grasskeeping land in the area, supports the existing livestock on the holding, which comprises 23 suckler cows/heifers with 16 calves at foot, 2 bulls, 4 ewe lambs, 1 ram, 2 sows, 1 with a litter of 7, 5 store/fattening pigs, 160 laying hens, 26 laying ducks and 11 geese.

I calculate using standard manday figures (from recognised sources) that the existing secure holding together with the existing livestock enterprises has a labour requirement for 0.78 of a full-time person, with the existing livestock labour requirement being 0.24 of this total. Therefore, I consider the existing enterprise on the secure holding is currently part-time. I also consider the enterprise is unable to satisfy the essential need test within The Framework, or the functional test in Annex A to PPS7.

Applications for agricultural and other occupational dwellings in the countryside are currently assessed under The National Planning Policy Framework (The Framework) which states at paragraph 55 "Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside." – In addition, The Framework is only supportive of sustainable development, which in the case of agricultural and other occupational dwellings, is taken to mean that the enterprise is financially viable, and able to sustain the cost of the proposed development after the deduction of all costs, in the long-term. In addition to The Framework, most Local Planning Authorities, and Planning Inspectors, still have regard to the guidance given in Annex A to PPS7 which, although superseded by the Framework is still considered to be a useful and relevant guide in assessing such applications for agricultural and other occupational dwellings due to the lack of guidance within The Framework.

Paragraph 12 of Annex A to PPS7 sets out five criteria which must be satisfied to justify a temporary agricultural dwelling on an agricultural unit.

Paragraph 12 (i) states "Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);" – I consider the large number of buildings erected at the application site by the applicant together with the existing stock numbers on the unit do show clear evidence and ability to develop the enterprise concerned. I therefore, consider this criteria has been satisfied.



Paragraph 12 (ii) states “Functional need (see paragraph 4 of this Annex);” – As stated above, I consider the existing enterprise is unable to satisfy either the essential need element of The Framework, or the functional test set out in paragraph 4 of the Annex. Therefore, this criteria has not been satisfied.

Paragraph 12 (iii) states “Clear evidence that the proposed enterprise has been planned on a sound financial basis;” – The only financial information provided is a brief letter from the applicant’s accountants, stating that “sales in the year ended 31<sup>st</sup> March, 2014 were 9% up on those for the year end 31<sup>st</sup> March, 2013 and profit is healthy.” I am unable to assess whether there is clear evidence from this information, or assess whether the application is able to comply with the sustainability element of The Framework. Therefore, I consider these criteria have not been satisfied.

Paragraph 12 (iv) states “The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;” - The applicant currently lives at the dwelling on Bleak Hall Smallholding, which is rented from Central Bedfordshire Council on a three year Farm Business Tenancy which does not expire until 29<sup>th</sup> September, 2016, when it may well be either re-granted for a further period of time either annually, or for a three or five year term. This dwelling is clearly both suitable and available, and it is a condition of Mr. Simpson’s tenancy that he personally resides in the farmhouse. I consider this existing dwelling clearly fulfils the criteria in paragraph 12 (iv) and therefore, this criteria has not been satisfied. In addition, as the secure holding including Bleak Hall Farm is currently part-time with a labour requirement for less than one full-time person, I consider the proposed temporary agricultural dwelling would be a second dwelling on the holding, which is clearly unable to be justified. Furthermore, there are a number of dwellings on the market for sale within the village of Langford some of which are within 500 metres of the application site, and one being on Cambridge Road not far from the entrance to the site. I consider these dwellings, would be capable of fulfilling any essential/functional need for a person to be near the application site as the main need is for a short period of time in the spring when the cows and heifers are due to calve.

Paragraph 12 (v) states “Other normal planning requirements, e.g. on siting and access, are satisfied.” – I consider this is a planning criteria, and will therefore be assessed by the Case Officer for the application, as it will not affect the agricultural needs of the enterprise.

In conclusion, I ADVISE that there is no agricultural support for the proposed temporary agricultural workers dwelling on this part-time unit, as it would be a second dwelling on a holding which has a labour requirement for less than one full-time person and there is no essential need/functional need for either one or two persons to live at or near the holding. In addition there is currently one dwelling on the holding which is occupied by the applicant, and other dwellings in the area, which are on the market for sale, and which are capable of fulfilling any essential/functional needs which currently exist on this unit.

**A G Coombe MRICS FAAV**  
**Sanham Agricultural Planning Limited**  
**31<sup>st</sup> October 2014**

Final response from Applicant's Agricultural Advisor



Chartered Surveyors, Auctioneers and Agricultural Valuers

13 NOV 2014

Your ref: JB/S2051/111.14

Our ref:

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12<sup>th</sup> November 2014

Dear Lauren

**Re: Planning Application – Temporary Agricultural Workers Dwelling  
Land at Poppy Hill Farm Langford**

Further to your recent e-mail I have now considered the response from Mr Coombe and it is disappointing to see Mr Coombes' response and the matters which he has overlooked in preparing his report.

Within paragraph 3 it is advised that no consideration should be given to the 146 acres of land the applicant is currently farming as this is insecure. I would argue taking this approach would mean that any rented or contracted land could be viewed as not being available for the long term. However, this land must be considered as the applicant has growing crops in the ground, grass crops and arrangements for grazing, all of which are planned and budgeted.

Within paragraph six reference is made to the amount of Standard Man Days required to operate the holding. It is stated that he considers the enterprise is unable to satisfy the essential need test within the Framework later referred to as the National Planning Policy Framework (NPPF). Within the NPPF there is no reference to the essential need relating to a full time worker, nor is there a prescribed test for this. Despite there being no requirement to undertake a labour requirement test, we have completed this to demonstrate that the applicant work on the holding.

Taking Mr Coombes appraisal of 0.78 standard man days and despite NPPF not requiring this assessment, the calculation does not consider additional agricultural contracting work the applicant undertakes nor does it consider the time spent, moving and collecting livestock and time spent selling local produce to local businesses. The applicant works full time on the holding with part time assistance from his family and local people. This calculation should not be seen as a reason for refusing the application.

The applicant has suffered continued thefts and problems on the holding as set out in our assessment and within the last two weeks has had problems with livestock dying during the night as a result of him not being on site to monitor the welfare of his livestock. The incidents occurring at the holding are increasing and the incidents referred to in our report and detailed above clearly demonstrate the difficulties facing the applicant to ensure they run a viable farming business and in my view this is a case where it is essential for the applicant to live on site.



Michael P. Alexander B.Sc. FRICS FAAV  
David H. Sinfield FRICS FAAV

Regulated by RICS





Chartered Surveyors, Auctioneers and Agricultural Valuers

Within paragraph 6 it is stated that the enterprise must be viable in the long term, whilst the applicant intends on being a viable long term business, at this stage we are seeking a temporary agricultural workers dwelling for a period of 3 years which I consider to be short term, the introduction of the temporary dwelling will allow the applicant to grow the business with a view to establishing a business for the long term. The intention of the temporary dwelling is to allow the applicant to demonstrate they can operate a viable holding through reduced costs, increased animal welfare and security.

Within paragraph 12 it is stated that the only information submitted has been the accountant's letter. Mr Coombe advised during his visit he had seen the accounts and I believe the Council have a copy on their file. Despite the Framework/ NPPF making no reference to applicants having to demonstrate financial justification, the applicant has supplied this information and their chartered accountant has confirmed the applicant's financial position which confirms the business is growing, by enabling the applicant to live on site they will be able to continue to do so.

Having read paragraph 13 of Mr Coombes advice, you are aware that we have supplied a copy of the applicant's Farm Business Tenancy (FBT), for Bleakhall Smallholding the detail of which is incorrectly referred to. For the avoidance of doubt I set out below the appropriate extracts which demonstrate that the applicant can sub-let the dwelling and that he is not bound to live in the property.

Despite the foregoing the applicant has established Poppyhill Farm as the buildings at Bleakhall are not suited to modern day farming requirements and Bleakhall is not within sight and sound of the main farm yard. The applicant is aware that the Council is considering disposing of their agricultural holdings and the applicant is establishing an independent agricultural unit to provide him with security to establish his business.

Paragraph 5.3 of the Tenancy to which Mr Coombes refers states "*The Tenant will reside personally in the main farmhouse on the holding and will use the main farm house as the Tenant's main or sole residence EXCEPT where the Tenant has the express consent of the Landlord to sub-let which may be subject to any terms and conditions which the Landlord deems appropriate*"

As advised to Mr Coombes exception to this is permitted and is expressively referred to in paragraph 8.2 which states "*The Tenant may sub-let any dwelling on the holding (The farmhouse is the only dwelling on the holding) to a third party provided that:*

- i) The sub-letting is by means of a Assured Shorthold Tenancy as defined in the Housing Act 1996 (as amended)*
- ii) The sub-letting is for a term of no more than 12 months*
- iii) The rent is at a full market rent*
- iv) On the occasion of each sub-letting the Tenant provides the landlord with a copy of the sub tenancy.*

The foregoing entitles the applicant to sub-let the property at any time during the Tenancy. They have not sub-let as they have no other dwellings available to them.



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There are currently no properties available within 500m of the application site. Properties available within the village do not allow the applicant to meet the needs of the holding, they are not within sight and sound of the holding and do not allow the applicant to fulfil the functional requirements required to operate the farm.

The nearest property referred is in Cambridge Road which is within a built up area of the village and is for sale with an asking price of £349,950 which for the applicant and his family is unaffordable and presents the same problems they currently encounter with animal welfare and security, again not being within sight and sound of their livestock.

The applicant is currently constrained by the facilities available to him at Bleakhall and has invested in new buildings at Poppy Hill Farm to allow the business to grow to its current level of production, the applicant plans to grow both arable and livestock enterprises and specifically with regard to the livestock business is restricted from doing so without being able to live on site.

The applicant is a young business striving to establish a viable farming unit on his own land, seeking to create a sustainable farming business and one that already provides part time jobs to the local economy and supplies farm produce to local businesses. The farm is well admired within the community and this proposal is supported by the Parish Council and the Ward Councillor. The establishment of the farmyard, and buildings have been approved and supported by the Council.

The NPPF at paragraph 28 advises that planning policies should support the sustainable growth and expansion of all types of businesses and enterprises in rural areas and promote the development of agricultural land based businesses. The temporary consent being applied for meets this criteria.

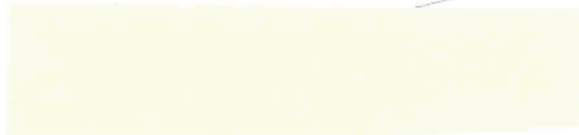
In considering the application I am aware of a consent granted at Houghton Farm, Hazelwood Lane where the applicant was farming a similar sized enterprise to the applicant, and living approximately 3.4 miles away from the holding. The applicant in this application lives approximately 5.2 miles from the holding (Poppy Hill Farm).

I would ask that you consider the above information and ask that this is included within your report to Committee. The applicant is a genuine applicant that is looking to grow and establish a farm within the community. A three year consent will enable the applicant to demonstrate to the Council that their need is genuine and that they can operate and grow a sustainable business. At present the farm is vulnerable to theft, arson attack and livestock are at risk.

I hope the foregoing is considered in determining the application.

Kind Regards

Yours sincerely,



James Bailey MRICS, MBIAC, MARLA  
Enc



Proposed Solar Farm

Chalgrave Manor Farm, Toddington

Vehicle Speed Assessment

December 2014

CB/14/01480

12.12.14

Traffic and Transport Planning

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Appendix

A	Vehicle speed data
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2.4 The speed data collected is detailed in Appendix A and summarised in Table 1:

ATC location	Average daily 85 <sup>th</sup> percentile speed	
	southbound	Northbound
N	45.9	45.0
C	43.0	43.6
S	46.6	48.9

2.5 This shows that the average daily 85<sup>th</sup> percentile speed at all locations and in both directions is less than 50mph which requires a SSD of less than 160m. The proposed access to the solar farm will be some 180m north of the existing field-gate which will provide a visibility splay of 160m in both directions across land in the ownership of the applicant (Fig2):

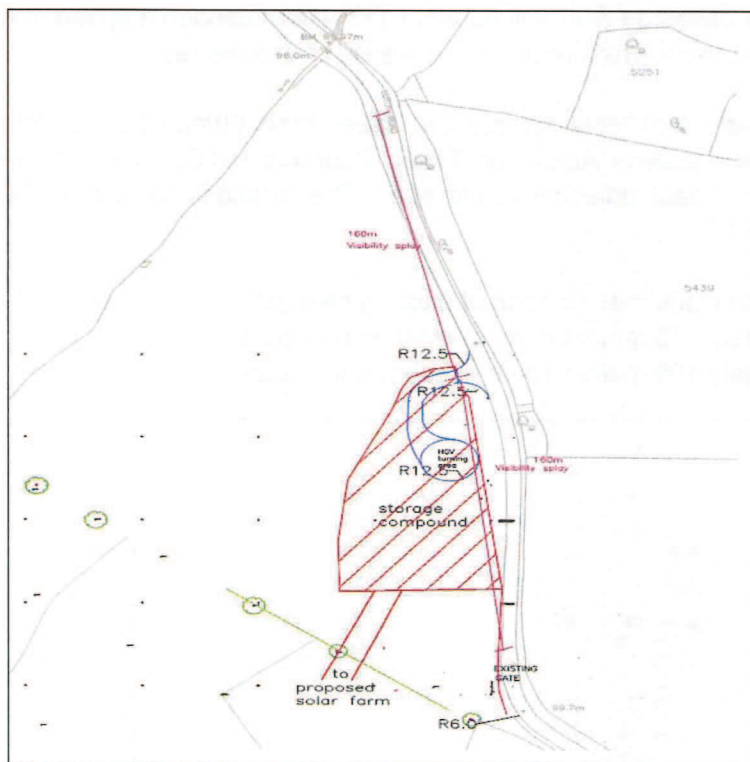


Fig 2 160metre visibility splays from proposed access to solar farm

### 3 Summary

3.1 The access to the proposed solar farm will be designed and constructed to appropriate Highway Standards and will have visibility splays of 160 metres in both directions. This is suitable for an 85<sup>th</sup> percentile speed of 50mph. Data collected at the three ATC locations shows that the average daily value is significantly less than 50mph. It can be concluded that the proposed location of the access will meet local highway design and safety standards.

1 Introduction

1.1 An application for a solar farm at Chalgrave Manor Farm has been submitted to the Local Planning Authority. Following discussions with Highways Development Control (HDC) vehicular speed measurements were carried out in December 2014 on Route B579 (Luton Road) to determine the 85<sup>th</sup> percentile speed and the appropriate stopping site distance.

2 Vehicle speeds

2.1 HDC was concerned about the stopping sight distance (SSD) available on Route B579 (Luton Road) near to the proposed access to the solar farm. The SSD is defined as the minimum distance that drivers need to be able to see ahead in order to stop if confronted by a hazard.

2.2 Visibility splays are based on SSD values and HDC recommended a speed of 60mph for this section of highway which requires a distance of 215 metres.

2.3 Observation suggests that local speeds are lower than 60mph but to determine actual 85<sup>th</sup> percentile speeds Automatic Traffic Counters (ATCs) were installed on Route B579 (Luton Road) adjacent to the site. The locations for the ATC's were recommended by HDC:

- N – approximately 300 metres north of existing field gate
- C – approximately 75 metres north of existing field gate
- S - approximately 100 metres south of existing field gate



Fig 1 Location of traffic counters

Appendix A Vehicle speed data

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Thu 04-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	-	-	-	-	-	-	-	-
01:00	-	-	-	-	-	-	-	-
02:00	-	-	-	-	-	-	-	-
03:00	-	-	-	-	-	-	-	-
04:00	-	-	-	-	-	-	-	-
05:00	-	-	-	-	-	-	-	-
06:00	-	-	-	-	-	-	-	-
07:00	-	-	-	-	-	-	-	-
08:00	-	-	-	-	-	-	-	-
09:00	-	-	-	-	-	-	-	-
10:00	-	-	-	-	-	-	-	-
11:00	-	-	-	-	-	-	-	-
12:00	220	45.7	39.8	6.2	0	0	2	17
13:00	202	45.2	39.7	6.7	0	0	0	13
14:00	273	44.8	39.4	5.7	0	0	1	11
15:00	316	44.3	39.2	4.9	0	0	5	5
16:00	354	43.3	37.6	7.7	3	3	13	15
17:00	365	43	37.8	5.4	0	0	3	29
18:00	273	44.2	38.8	5.2	0	0	0	9
19:00	174	44.8	39.2	5.5	0	0	0	7
20:00	108	48.4	41.6	6.6	0	0	0	3
21:00	89	48.5	41.4	6.6	0	0	0	5
22:00	50	48.3	42.1	6.1	0	0	0	1
23:00	29	49.2	43	7.8	0	0	0	0

12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-

Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-

Pm	16:15	22:45	22:45	22:30	16:00	16:00	15:30	16:45
Peak	367	49.5	43.1	8.1	3	3	15	34

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Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Fri 05-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	27	49.2	44.2	5.5	0	0	0	0
01:00	12	40.3	39.3	2.4	0	0	0	0
02:00	15	48.8	43.2	7.1	0	0	0	0
03:00	20	52.9	44.3	7.4	0	0	0	0
04:00	40	49.8	42.4	6.8	0	0	0	3



05:00	83	47.4	41.2	6.4	0	0	0	5
06:00	189	47.2	41.8	5.5	0	0	0	2
07:00	398	44.7	39.7	5.8	0	0	0	17
08:00	386	45.1	39.7	7.3	0	0	1	18
09:00	209	44.8	39.1	5.4	0	0	2	5
10:00	223	44.7	40	5	0	0	0	5
11:00	216	45.5	39.4	6.6	0	0	3	16
12:00	227	44.5	39.6	5.3	0	0	0	1
13:00	285	44.9	39.3	7	0	0	8	16
14:00	280	46.3	41	5.7	0	0	0	10
15:00	328	45.7	40.4	6.4	0	0	6	8
16:00	345	44.9	39.5	6.5	0	0	6	12
17:00	334	44.3	39.2	6.1	0	0	7	6
18:00	266	45.3	40.2	5.1	0	0	0	0
19:00	174	46.7	41.3	6.8	0	0	0	7
20:00	96	49.4	43.6	6.6	0	0	0	0
21:00	74	48.5	42.2	5.7	0	0	0	0
22:00	60	45.2	39.2	7	0	0	3	5
23:00	33	49.6	44.1	5.5	0	0	0	0

12H,7-19	3497	45.1	39.8	6.1	0	0	33	114
16H,6-22	4030	45.4	40	6.2	0	0	33	123
18H,6-24	4123	45.4	40.1	6.2	0	0	36	128
24H,0-24	4320	45.5	40.2	6.2	0	0	36	136

Am	07:30	-	02:45	02:45	-	-	11:00	07:30
Peak	467	-	45.3	8.3	-	-	3	29
Pm	16:30	20:30	23:00	22:30	-	-	13:00	15:45
Peak	362	49.8	44.1	7.6	-	-	8	16

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Sat 06-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	36	46.8	41.4	5	0	0	0	1
01:00	14	44	39.2	4.9	0	0	0	0
02:00	15	49.8	43.5	7.7	0	0	0	1
03:00	15	49.1	41.5	7.1	0	0	0	1
04:00	21	46.6	42.1	5.2	0	0	0	0
05:00	39	48.2	39.7	7.8	0	0	1	3
06:00	69	46.1	40	6.4	0	0	0	5
07:00	94	45	39.5	5.1	0	0	0	1
08:00	173	44.9	39.8	5.5	0	1	0	4
09:00	211	44.2	39.4	4.7	0	0	0	6
10:00	220	45.2	40.4	5	0	0	0	5
11:00	230	45.7	40.8	6.2	0	4	1	0
12:00	289	45	40.6	4.7	0	0	0	0
13:00	262	45.9	42.1	5.7	0	0	0	2
14:00	230	47.7	42.7	6.2	0	0	0	0
15:00	226	46.1	41.2	5.1	0	0	0	0

16:00	201	44.8	39.6	5.4	0	0	0	3
17:00	186	45.5	40.6	6.1	0	0	0	4
18:00	185	44.5	39.4	5.2	0	0	0	1
19:00	135	44.3	39.5	4.8	0	0	0	2
20:00	83	46	41.2	5.5	0	0	0	3
21:00	60	48.5	42.3	6.2	0	0	0	1
22:00	56	45.7	40.9	5.6	0	0	0	3
23:00	48	45.8	41.4	5.8	0	0	0	1
12H,7-19	2507	45.5	40.6	5.5	0	5	1	26
16H,6-22	2854	45.5	40.6	5.5	0	5	1	37
18H,6-24	2958	45.5	40.6	5.5	0	5	1	41
24H,0-24	3098	45.6	40.7	5.6	0	5	2	47
Am	10:30	02:15	02:00	02:15	-	11:00	11:00	08:45
Peak	235	51.6	43.5	8.1	-	4	1	7
Pm	12:00	21:30	13:45	13:30	-	-	-	16:15
Peak	289	48.6	43.4	7	-	-	-	7

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Sun 07-Dec-14

Channel: Northbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	28	50.1	43	8	0	0	0	2
01:00	25	47.8	41.3	6.9	0	0	0	1
02:00	18	45.7	38.5	6.1	0	0	0	1
03:00	11	45.6	40.3	5.8	0	0	0	0
04:00	12	45.3	43.5	9.4	0	0	0	1
05:00	26	45.5	42	4.2	0	0	0	0
06:00	51	49.3	42.8	5.9	0	0	0	0
07:00	58	47.9	41.6	7.1	0	2	0	1
08:00	85	49.6	43.6	5.5	0	0	0	0
09:00	161	47.3	41.8	6.1	0	0	0	4
10:00	216	45.6	41.2	5	0	0	0	0
11:00	197	46.2	41.5	4.6	0	0	0	0
12:00	223	46	41.4	5.2	0	0	0	0
13:00	220	45.4	40.7	5.3	0	0	0	0
14:00	200	45.9	41.5	4.8	0	0	0	0
15:00	174	46.7	42.3	4.5	0	0	0	0
16:00	137	45.5	40.7	5.8	0	0	0	1
17:00	154	46.4	41.1	6.3	0	0	0	9
18:00	158	47.3	41.5	6.1	0	0	0	5
19:00	75	48.6	43.2	6.8	0	0	0	1
20:00	55	48.2	42.2	5.7	0	0	0	0
21:00	56	50.7	44	7	0	0	0	1
22:00	33	50.1	44.4	6.5	0	0	0	0
23:00	24	49.1	43.1	6.4	0	0	0	0
12H,7-19	1983	46.5	41.5	5.4	0	2	0	20

16H,6-22	2220	47	41.6	5.6	0	2	0	22
18H,6-24	2277	47.1	41.7	5.6	0	2	0	22
24H,0-24	2397	47.1	41.7	5.7	0	2	0	27

Am	10:15	-	07:45	03:30	-	07:15	-	09:00
Peak	228	-	44.8	10.7	-	2	-	4

Pm	12:30	21:30	21:30	21:30	-	-	-	17:30
Peak	236	53.3	45.7	7.2	-	-	-	9

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Mon 08-Dec-14

Channel: Northbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	13	47.4	42.3	6	0	0	0	0
01:00	10	49.3	46	7.3	0	0	0	0
02:00	12	50.3	43.9	5.2	0	0	0	0
03:00	10	52.7	45	7.2	0	0	0	0
04:00	33	50.4	43.8	6.5	0	0	0	1
05:00	72	49.4	43.7	6.1	0	0	0	0
06:00	177	48	41.8	5.9	0	0	0	8
07:00	408	43.9	39.5	6.5	0	0	0	13
08:00	341	45	39.5	5.6	0	0	3	12
09:00	236	44.6	39	5.1	0	0	1	7
10:00	236	43.9	38.6	5	0	0	0	9
11:00	223	45.2	39.8	5.8	0	0	0	11
12:00	199	46.1	40.9	5.7	0	0	0	3
13:00	220	47.8	41.4	6.2	0	0	0	6
14:00	218	45.3	40	5.4	0	0	0	1
15:00	276	46.3	41.4	6.1	0	0	0	5
16:00	363	44.4	38	6.6	0	8	8	28
17:00	368	45.2	40	6.3	0	0	0	12
18:00	221	46.7	41.6	5.4	0	0	0	10
19:00	168	47.4	41.8	5.9	0	0	0	6
20:00	111	46.4	41	5.6	0	0	0	0
21:00	76	48.1	41.3	6	0	0	0	2
22:00	52	49.7	41.7	8.1	0	0	0	5
23:00	20	45.2	38.3	5.7	0	0	0	0

12H,7-19	3309	45.3	39.9	6	0	8	12	117
16H,6-22	3841	45.5	40.1	6	0	8	12	133
18H,6-24	3913	45.6	40.1	6.1	0	8	12	138
24H,0-24	4063	45.7	40.2	6.1	0	8	12	139

Am	07:15	-	01:00	03:30	-	-	08:15	06:45
Peak	435	-	46	8.4	-	-	3	18

Pm	16:30	22:00	20:45	22:00	-	16:00	16:15	16:00
Peak	390	49.7	43.1	8.1	-	8	8	28

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Tue 09-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	20	50.2	45.8	5.2	0	0	0	0
01:00	7	-	43.5	5.2	0	0	0	0
02:00	12	44.5	41.8	7	0	0	0	0
03:00	19	48.7	41.9	6.4	0	0	0	0
04:00	18	48	43.5	6.8	0	0	0	0
05:00	78	45.9	40	6.2	0	0	0	7
06:00	197	44.8	39.7	5.3	0	0	0	13
07:00	424	41	37.2	6.2	0	2	1	27
08:00	356	43.1	37.9	5.7	0	0	3	12
09:00	263	43.5	38.3	4.9	0	0	0	14
10:00	214	44.7	39.1	5.5	1	0	1	4
11:00	210	44.5	39.7	5.5	0	0	0	4
12:00	203	45	39.8	5.9	0	0	1	15
13:00	214	45.4	38.2	7.8	0	3	9	23
14:00	240	45.7	39.9	6.3	0	1	2	14
15:00	295	45.9	40.9	6	0	0	0	15
16:00	370	44.3	38.6	6.2	0	0	3	23
17:00	313	43.7	38.6	7.2	1	0	1	23
18:00	245	46.7	40.6	7.5	0	0	1	13
19:00	154	46.9	40.9	6	0	0	1	2
20:00	93	46.6	41	5.8	0	0	0	2
21:00	71	45.5	40.3	5.3	0	0	0	1
22:00	69	47.2	41.7	6.4	0	0	0	1
23:00	19	45.4	41.9	4.3	0	0	0	0

12H,7-19	3347	44.6	38.9	6.3	2	6	22	187
16H,6-22	3862	44.7	39.1	6.3	2	6	23	205
18H,6-24	3950	44.8	39.2	6.3	2	6	23	206
24H,0-24	4104	44.9	39.3	6.3	2	6	23	213

Am	07:15	-	00:00	03:15	10:45	07:15	08:30	07:15
Peak	451	-	45.8	7.1	1	2	3	29

Pm	16:15	19:15	22:30	13:15	17:45	13:15	13:00	16:45
Peak	377	48	42.3	7.8	1	4	9	27

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Wed 10-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	17	54.3	46.4	7.6	0	0	0	0
01:00	9	-	41.8	3.8	0	0	0	0
02:00	12	44.5	41.8	5.5	0	0	0	0
03:00	15	52.6	43.8	7.8	0	0	0	0







15:00	-	-	-	-	-	-	-	-
16:00	-	-	-	-	-	-	-	-
17:00	-	-	-	-	-	-	-	-
18:00	-	-	-	-	-	-	-	-
19:00	-	-	-	-	-	-	-	-
20:00	-	-	-	-	-	-	-	-
21:00	-	-	-	-	-	-	-	-
22:00	-	-	-	-	-	-	-	-
23:00	-	-	-	-	-	-	-	-
12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-
Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-
Pm	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Thu 04-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	-	-	-	-	-	-	-	-
01:00	-	-	-	-	-	-	-	-
02:00	-	-	-	-	-	-	-	-
03:00	-	-	-	-	-	-	-	-
04:00	-	-	-	-	-	-	-	-
05:00	-	-	-	-	-	-	-	-
06:00	-	-	-	-	-	-	-	-
07:00	-	-	-	-	-	-	-	-
08:00	-	-	-	-	-	-	-	-
09:00	-	-	-	-	-	-	-	-
10:00	-	-	-	-	-	-	-	-
11:00	-	-	-	-	-	-	-	-
12:00	208	45.6	41	5.8	0	0	0	5
13:00	224	45.5	40.2	6.1	0	0	0	4
14:00	250	45.1	40.1	5.2	0	0	2	4
15:00	350	45.3	40.1	6.1	0	0	7	5
16:00	442	41.8	37.1	6.2	1	0	4	45
17:00	481	42.5	37.5	5.4	0	0	1	37
18:00	356	44.7	39.2	5.4	0	0	0	6
19:00	187	44.6	38.3	6.6	0	0	0	27
20:00	151	46.6	39.3	7.1	0	0	0	18
21:00	140	45.5	39.5	6.5	0	0	0	15
22:00	105	47.3	40.8	6.1	0	0	0	2
23:00	75	44.9	39.7	5.1	0	0	0	1

12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-
Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-
Pm	16:30	21:30	21:30	20:00	16:30	-	15:15	16:15
Peak	487	48.3	42.3	7.1	1	-	7	56

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Fri 05-Dec-14

Channel: Southbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	29	47.9	42.5	6.7	0	0	0	0
01:00	23	49.4	42.6	6.3	0	0	0	0
02:00	11	42.4	37.1	5.7	0	0	0	2
03:00	13	44.9	39.7	5.3	0	0	0	0
04:00	19	45.4	39	5.7	0	0	0	0
05:00	52	47.9	41.1	7.2	0	0	2	2
06:00	160	45.1	39.2	7	2	0	0	9
07:00	429	45	39.9	6	1	0	0	13
08:00	345	44.8	39.5	5.1	0	0	0	11
09:00	218	45.5	39.8	6.5	0	4	3	4
10:00	182	46	40.2	6.5	0	0	0	11
11:00	203	45.3	40.4	6.2	0	0	0	3
12:00	217	46	40	6.6	0	0	0	15
13:00	224	46.1	40.9	5.2	0	0	0	8
14:00	280	45.5	40.8	5.5	0	0	0	0
15:00	336	45.4	40.2	5.5	1	0	0	2
16:00	492	43.6	38.7	4.8	0	1	0	18
17:00	499	43.6	38.2	6.3	0	0	7	36
18:00	301	45.5	40.5	5.9	0	0	0	11
19:00	178	46.4	40.9	7.4	0	3	1	3
20:00	139	45.5	40	5.9	0	0	0	8
21:00	119	47.8	41.4	6.9	0	0	0	2
22:00	121	45.7	40.2	5.4	0	0	0	0
23:00	100	45.3	39.5	6.4	0	0	0	3

12H,7-19	3726	45.1	39.7	5.9	2	5	10	132
16H,6-22	4322	45.2	39.8	6	4	8	11	154
18H,6-24	4543	45.2	39.8	6	4	8	11	157
24H,0-24	4690	45.3	39.8	6	4	8	13	161
Am	07:15	-	00:45	05:45	06:00	09:45	09:30	07:15
Peak	443	-	44.7	8	2	4	3	18
Pm	16:45	20:30	20:30	19:15	15:45	19:45	17:15	17:00
Peak	500	48.5	41.7	7.6	1	3	7	36

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Sat 06-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	51	43	38.6	6.8	0	0	1	2
01:00	28	44.6	39.9	4.5	0	0	0	0
02:00	20	42.3	36.5	6.3	0	0	0	4
03:00	13	44.6	40.4	7.3	0	0	0	1
04:00	18	43.7	38.5	5.6	0	0	0	3
05:00	38	45.1	39.4	6	0	0	1	1
06:00	56	44	38.9	5.1	0	0	0	2
07:00	70	44.3	38.7	5.1	0	0	0	2
08:00	91	44.5	39.7	4.5	0	0	0	1
09:00	137	44.8	39.9	4.7	0	0	0	1
10:00	163	44.4	39.8	5.3	0	0	0	3
11:00	208	45.7	40.9	5.4	0	0	0	2
12:00	232	45.4	40.6	6.2	2	2	0	1
13:00	267	46.5	41.9	5.9	0	1	0	0
14:00	280	46.8	41.5	5.7	1	0	0	3
15:00	274	45.7	40.9	4.9	0	0	0	0
16:00	256	43.6	38.4	5	0	0	0	9
17:00	228	44	38.5	5.8	0	0	2	14
18:00	197	45	39.7	5	0	0	0	4
19:00	157	45.4	40.1	5.6	0	0	0	8
20:00	110	44.9	40.1	4.7	0	0	0	1
21:00	113	46.2	40.4	5.7	0	0	0	1
22:00	83	44.6	39.1	5.7	0	0	0	7
23:00	78	45.7	39.9	5.9	0	0	0	3

12H,7-19	2403	45.3	40.2	5.5	3	3	2	40
16H,6-22	2839	45.3	40.2	5.5	3	3	2	52
18H,6-24	3000	45.3	40.2	5.5	3	3	2	62
24H,0-24	3168	45.3	40.1	5.5	3	3	4	73

Am	11:00	02:30	11:00	02:30	-	-	05:15	02:00
Peak	208	47.8	40.9	9	-	-	1	4

Pm	13:15	14:15	12:45	12:15	12:30	12:30	17:30	17:15
Peak	285	47.1	42.3	6.5	2	2	2	16

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Sun 07-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	42	44.7	39	5.5	0	0	0	2
01:00	30	44.3	38.8	6.3	0	0	1	2
02:00	20	43.9	39.3	4.6	0	0	0	0

03:00	6	-	38.5	6.4	0	0	0	1
04:00	12	47.8	41.8	7.9	0	0	0	1
05:00	18	45.5	40.4	6.8	0	0	0	1
06:00	27	45.7	40.2	6.7	0	0	0	2
07:00	46	45.7	41.9	4.9	0	0	0	1
08:00	56	48.9	43.9	7.8	0	0	0	1
09:00	91	47.1	41.9	6.1	0	0	0	1
10:00	131	45.8	41.1	5.2	0	0	0	3
11:00	178	45.5	41	5.2	1	0	0	0
12:00	195	45.5	40.8	5.5	0	0	0	7
13:00	230	45.1	41	5.1	0	0	0	1
14:00	265	45.6	40.7	4.8	0	0	0	1
15:00	278	46.4	41.2	5.2	0	0	0	0
16:00	228	44.8	39.2	5.6	0	0	5	8
17:00	200	45.1	40.4	5.1	0	0	0	2
18:00	187	44.2	39	5.1	0	0	0	5
19:00	134	46.1	40.6	5.6	0	0	0	1
20:00	87	46.8	40.7	6.7	0	0	0	5
21:00	78	48.6	41.8	7.5	0	0	0	2
22:00	59	45	39.7	5.5	0	0	0	5
23:00	38	47.5	42.1	6.2	0	0	0	0

12H,7-19	2085	45.6	40.7	5.4	1	0	5	30
16H,6-22	2411	45.7	40.7	5.5	1	0	5	40
18H,6-24	2508	45.7	40.7	5.6	1	0	5	45
24H,0-24	2636	45.7	40.6	5.6	1	0	6	52

Am	11:00	-	07:45	08:15	11:00	-	01:00	00:45
Peak	178	-	44.3	8.2	1	-	1	4

Pm	15:00	20:15	20:15	20:30	-	-	16:45	16:30
Peak	278	49.9	42.4	8.3	-	-	5	8

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Mon 08-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	8	-	44.1	5.1	0	0	0	0
01:00	10	44.8	41.5	3.8	0	0	0	0
02:00	6	-	43.5	8.4	0	0	0	0
03:00	5	-	46.5	3.1	0	0	0	0
04:00	10	47.7	42.5	5.8	0	0	0	0
05:00	54	47.3	42.1	4.7	0	0	0	0
06:00	145	45.6	40.4	5.9	0	0	0	8
07:00	399	43.8	38.5	6.3	3	4	2	11
08:00	362	43.8	38.4	5.4	0	0	9	16
09:00	301	44.9	39.9	5.5	0	0	0	3
10:00	186	46.3	41.2	5.9	0	0	0	4
11:00	200	47.9	41.7	6.3	0	0	0	6
12:00	206	45.9	40.4	5.9	0	0	0	2
13:00	219	46.1	41.3	5.4	0	0	0	4



14:00	234	45.5	39.5	6.7	0	0	5	13
15:00	374	45	39.8	5.9	0	0	0	12
16:00	451	44.3	39	5.6	1	0	2	15
17:00	493	43.7	38.4	5.5	0	0	3	25
18:00	339	45	39.8	5.4	1	0	0	8
19:00	137	47	41	6.2	0	0	0	9
20:00	98	45.9	39.7	6.4	0	0	1	3
21:00	81	48.6	42	6.8	0	0	2	0
22:00	93	48.7	41.2	6.8	0	0	1	2
23:00	44	45.1	39.8	5.9	0	0	0	2
12H,7-19	3764	45	39.5	5.9	5	4	21	119
16H,6-22	4225	45.1	39.7	5.9	5	4	24	139
18H,6-24	4362	45.2	39.7	5.9	5	4	25	143
24H,0-24	4455	45.3	39.8	5.9	5	4	25	143
Am	07:00	-	02:45	02:00	07:30	07:30	07:30	07:45
Peak	399	-	46.5	8.4	3	4	10	19
Pm	16:45	21:15	20:45	21:30	18:15	-	16:30	16:45
Peak	512	48.9	42.2	7.3	1	-	5	27

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Tue 09-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	16	48.1	40.7	6.7	0	0	0	1
01:00	14	46.7	38.1	7.3	0	0	0	3
02:00	11	42.4	37.1	5.7	0	0	0	2
03:00	8	-	39.1	5.8	0	0	0	0
04:00	16	46.2	38.8	8	0	0	1	2
05:00	55	45	40.3	5.1	0	0	0	3
06:00	145	44.5	39.9	5.4	0	0	1	3
07:00	438	40.3	35.6	6.9	1	7	10	51
08:00	382	42.7	37.8	6.1	0	0	6	13
09:00	258	44.5	39.3	5.2	0	0	0	11
10:00	171	45.4	39.8	5.8	1	0	2	5
11:00	191	45.4	40.2	5.7	0	0	0	10
12:00	234	44.9	39.3	5.3	0	0	0	6
13:00	208	45.6	40.4	6.3	0	3	1	3
14:00	263	44.5	38.6	7.2	1	8	2	5
15:00	330	44.5	38.6	6.8	1	2	9	26
16:00	508	40.9	36.3	5.5	0	2	8	50
17:00	695	40.3	35.3	7.3	19	6	18	68
18:00	448	40.6	34.2	7.9	24	3	20	66
19:00	184	44.4	38.6	5.8	0	0	0	14
20:00	101	45.5	39.5	6.3	0	0	1	6
21:00	97	44.3	38.6	5.9	0	0	0	6
22:00	70	44.7	39.6	5.4	0	0	0	1
23:00	41	46.3	40.7	5.6	0	0	0	0



12H,7-19	4126	43.2	37.2	6.9	47	31	76	314
16H,6-22	4653	43.4	37.4	6.8	47	31	78	343
18H,6-24	4764	43.5	37.5	6.8	47	31	78	344
24H,0-24	4884	43.6	37.5	6.8	47	31	79	355

Am	07:30	-	05:30	01:30	10:30	07:30	07:30	07:00
Peak	449	-	40.9	8.5	1	7	16	51

Pm	16:45	23:00	23:00	17:15	17:30	13:30	17:30	17:30
Peak	704	46.3	40.7	8.5	43	11	36	91

Collated from 15 minut

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Wed 10-Dec-14

Channel: Southbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	17	43.4	38.5	6.3	0	0	0	2
01:00	14	44.7	40.6	4.5	0	0	0	0
02:00	12	47.8	39.8	7.8	0	0	0	2
03:00	8	-	39.1	6.3	0	0	0	1
04:00	17	49.7	43.2	7.5	0	0	0	1
05:00	59	49	41.6	6.9	0	0	0	2
06:00	164	45.2	39.1	6.2	0	0	4	12
07:00	521	44	37.8	6.8	6	12	6	27
08:00	391	45.2	40.1	6.6	0	0	5	12
09:00	236	45.9	40.1	6.3	1	0	0	12
10:00	156	46.8	40.5	7.5	1	0	0	9
11:00	177	44.8	40.3	4.8	0	0	0	1
12:00	201	47.1	40.7	5.9	0	0	0	7
13:00	211	45.5	39.8	6.5	0	0	5	10
14:00	259	45	40.1	5.9	0	0	0	6
15:00	339	44.2	38.5	5.6	0	1	2	21
16:00	426	42.9	38.2	5.2	0	0	0	10
17:00	499	43.5	38.2	6.3	0	0	10	23
18:00	343	43.9	38.9	4.9	0	0	0	17
19:00	193	44.9	39.7	6.1	0	0	0	6
20:00	108	47.9	41.3	6.1	0	0	0	3
21:00	90	48	41.2	7.2	0	0	0	4
22:00	102	45.6	39.6	6.7	0	0	0	6
23:00	56	45	39.7	6	0	0	0	1

12H,7-19	3759	44.7	39.1	6.2	8	13	28	155
16H,6-22	4314	44.9	39.2	6.2	8	13	32	180
18H,6-24	4472	44.9	39.2	6.2	8	13	32	187
24H,0-24	4599	45	39.3	6.2	8	13	32	195

Am	07:15	-	03:30	01:15	07:30	07:30	06:45	07:00
Peak	523	-	43.5	8.1	6	12	8	27

Pm	17:00	20:45	20:45	20:45	-	15:30	17:45	17:30
Peak	499	48.5	41.5	7.6	-	1	10	30

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404  
B579 Luton Road, Chalgrave (N)

Thu 11-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	20	47.3	41.3	6.5	0	0	0	1
01:00	19	44.3	41.9	5.5	0	0	0	0
02:00	16	44.5	37.6	7.2	0	0	0	2
03:00	8	-	41.6	3	0	0	0	0
04:00	21	48.4	41.1	6.8	0	0	0	1
05:00	53	48.1	41.8	7.8	0	0	0	2
06:00	166	46.6	41.6	6.8	0	0	0	7
07:00	444	44.2	38.2	6.6	4	1	4	24
08:00	375	45.1	39.6	6.1	0	0	0	27
09:00	258	44.7	39.5	6.4	0	0	2	13
10:00	-	-	-	-	-	-	-	-
11:00	-	-	-	-	-	-	-	-
12:00	-	-	-	-	-	-	-	-
13:00	-	-	-	-	-	-	-	-
14:00	-	-	-	-	-	-	-	-
15:00	-	-	-	-	-	-	-	-
16:00	-	-	-	-	-	-	-	-
17:00	-	-	-	-	-	-	-	-
18:00	-	-	-	-	-	-	-	-
19:00	-	-	-	-	-	-	-	-
20:00	-	-	-	-	-	-	-	-
21:00	-	-	-	-	-	-	-	-
22:00	-	-	-	-	-	-	-	-
23:00	-	-	-	-	-	-	-	-
12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-
Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-
Pm	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014



9	27	26	11	4	1	0	0	0
19	67	65	30	4	1	1	0	0
59	190	96	30	2	1	0	0	3
88	146	91	29	2	3	1	0	7
54	75	54	17	2	0	0	0	0
30	108	62	11	7	0	0	0	0
37	79	54	21	4	1	0	0	1
48	108	51	16	1	0	1	0	1
46	118	69	19	5	1	0	0	3
30	108	87	38	4	2	1	0	0
38	146	85	37	5	0	0	0	3
66	137	93	23	4	0	0	2	2
68	149	81	17	3	0	0	0	3
56	98	84	21	7	0	0	0	0
20	65	53	18	8	1	0	0	2
8	28	31	21	2	4	2	0	0
8	27	20	15	3	1	0	0	0
5	25	15	5	1	1	0	0	0
2	8	9	12	2	0	0	0	0

620	1462	907	279	46	8	3	2	23
675	1649	1076	363	63	15	6	2	25
682	1682	1100	380	66	16	6	2	25
697	1750	1157	411	80	20	6	2	25

07:30	07:15	07:30	07:30	09:45	08:00	08:15	-	08:00
97	195	116	33	9	3	1	-	7

16:30	15:15	15:45	14:30	19:00	20:15	20:00	16:30	17:15
85	158	101	38	8	4	2	2	3

Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
31-<36	36-<41	41-<46	46-<51	51-<56	56-<61	61-<66	66-<71	=>71
2	15	11	7	0	0	0	0	0
4	5	4	1	0	0	0	0	0
1	3	5	3	1	1	0	0	0
1	7	2	2	2	0	0	0	0
2	7	8	3	1	0	0	0	0
8	14	4	6	2	1	0	0	0
13	21	19	8	3	0	0	0	0
22	39	22	9	1	0	0	0	0
26	81	44	13	2	2	0	0	0
32	104	58	7	4	0	0	0	0
25	101	66	18	5	0	0	0	0
20	105	69	25	3	1	1	0	1
26	153	82	25	2	0	0	0	1
18	90	115	31	2	0	1	0	3
17	75	91	35	7	1	1	0	3
29	87	75	29	5	1	0	0	0



42	87	51	16	1	0	0	0	1
26	82	51	16	3	2	1	0	1
45	82	41	11	4	1	0	0	0
25	62	38	6	1	1	0	0	0
6	35	26	9	4	0	0	0	0
4	25	16	9	4	0	1	0	0
2	27	16	5	3	0	0	0	0
5	18	17	4	2	1	0	0	0
328	1086	765	235	39	8	4	0	10
376	1229	864	267	51	9	5	0	10
383	1274	897	276	56	10	5	0	10
401	1325	931	298	62	12	5	0	10
09:00	10:45	10:30	10:45	09:30	08:30	11:00	-	11:00
32	110	72	27	7	2	1	-	1
18:15	12:00	13:00	13:45	14:00	17:00	13:30	-	13:30
48	153	115	39	7	2	2	-	6

Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
31-<36	36-<41	41-<46	46-<51	51-<56	56-<61	61-<66	66-<71	=>71
3	5	10	4	3	0	1	0	0
5	6	7	5	0	1	0	0	0
6	6	2	3	0	0	0	0	0
3	3	3	2	0	0	0	0	0
1	0	9	0	0	0	0	1	0
1	10	11	4	0	0	0	0	0
6	16	11	15	3	0	0	0	0
3	20	19	10	2	1	0	0	0
4	27	24	23	7	0	0	0	0
22	43	62	20	7	3	0	0	0
16	107	65	19	7	1	1	0	0
18	73	75	30	1	0	0	0	0
26	83	80	30	1	1	2	0	0
32	97	66	18	5	1	0	1	0
17	83	70	27	2	0	1	0	0
5	68	71	24	6	0	0	0	0
29	39	52	13	1	0	2	0	0
13	58	49	17	6	1	0	1	0
17	57	50	19	6	4	0	0	0
2	28	27	10	4	1	1	0	1
7	17	17	12	1	1	0	0	0
6	11	17	13	5	3	0	0	0
3	6	12	8	2	2	0	0	0
3	7	5	8	0	1	0	0	0
202	755	683	250	51	12	6	2	0

223	827	755	300	64	17	7	2	1
229	840	772	316	66	20	7	2	1
248	870	814	334	69	21	8	3	1
10:15	10:15	10:45	11:00	10:15	09:00	10:45	04:00	-
27	111	76	30	7	3	1	1	-
12:30	12:30	14:45	12:00	17:30	21:30	16:00	17:45	19:15
38	106	81	30	8	4	2	1	1

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
2	3	5	2	1	0	0	0	0
0	2	4	3	0	0	1	0	0
0	3	7	0	2	0	0	0	0
0	5	0	2	3	0	0	0	0
1	9	12	5	4	1	0	0	0
6	17	26	17	4	1	1	0	0
13	58	60	27	11	0	0	0	0
72	209	90	14	2	0	0	0	8
62	139	91	32	1	0	0	0	1
60	83	69	16	0	0	0	0	0
59	104	49	12	3	0	0	0	0
37	92	58	19	4	1	1	0	0
26	86	53	22	7	1	1	0	0
33	69	66	34	8	4	0	0	0
56	68	70	19	2	2	0	0	0
27	114	86	34	7	0	0	0	3
63	151	74	26	4	1	0	0	0
74	136	107	31	3	0	2	0	3
15	66	92	33	5	0	0	0	0
21	38	71	23	8	1	0	0	0
18	45	30	12	5	1	0	0	0
13	23	19	17	2	0	0	0	0
9	11	9	13	3	2	0	0	0
9	6	2	3	0	0	0	0	0

584	1317	905	292	46	9	4	0	15
649	1481	1085	371	72	11	4	0	15
667	1498	1096	387	75	13	4	0	15
676	1537	1150	416	89	15	6	0	15
07:30	07:00	07:15	08:00	06:00	11:00	11:00	-	07:15
80	209	106	32	11	1	1	-	8
17:00	16:15	16:30	17:15	12:30	13:30	17:45	-	17:00
74	162	108	39	12	5	2	-	3

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
0	4	6	7	3	0	0	0	0
1	0	4	2	0	0	0	0	0
2	4	4	1	0	1	0	0	0
4	5	4	5	1	0	0	0	0
0	8	6	2	1	0	1	0	0
11	25	23	10	2	0	0	0	0
20	89	59	12	4	0	0	0	0
153	178	48	8	2	0	0	0	5
118	143	63	11	4	0	0	0	2
65	118	53	12	1	0	0	0	0
53	82	54	18	1	0	0	0	0
38	95	58	11	1	2	0	0	1
25	78	66	12	4	2	0	0	0
37	74	40	17	8	2	1	0	0
36	88	67	27	1	4	0	0	0
26	114	97	38	3	0	0	0	2
94	143	78	22	3	2	0	0	2
75	134	58	12	3	0	0	0	6
38	99	53	26	10	0	1	0	4
20	68	36	20	4	2	1	0	0
15	31	29	13	2	1	0	0	0
14	24	23	8	1	0	0	0	0
9	24	22	9	3	0	0	1	0
1	7	8	3	0	0	0	0	0

758	1346	735	214	41	12	2	0	22
827	1558	882	267	52	15	3	0	22
837	1589	912	279	55	15	3	1	22
855	1635	959	306	62	16	4	1	22

07:15 164	07:15 193	07:45 67	10:00 18	08:45 4	11:00 2	04:00 1	- -	07:15 6
16:00 94	16:45 150	15:00 97	14:45 39	18:00 10	13:45 6	18:15 2	22:00 1	17:00 6

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
2	1	6	3	3	2	0	0	0
0	4	4	1	0	0	0	0	0
1	5	4	1	1	0	0	0	0
2	6	0	3	4	0	0	0	0







-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
17:15	16:45	14:30	15:00	20:00	14:45	20:45	18:30	16:30
145	224	95	31	7	5	2	2	4

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
3	11	9	3	2	0	1	0	0
3	7	7	3	3	0	0	0	0
2	4	3	0	0	0	0	0	0
3	6	2	2	0	0	0	0	0
7	6	3	3	0	0	0	0	0
7	12	18	7	4	0	0	0	0
35	55	42	12	3	1	0	0	1
74	181	119	35	0	3	0	0	3
73	130	103	26	2	0	0	0	0
29	94	57	23	3	0	0	0	1
36	52	55	23	4	0	0	0	1
41	72	65	15	5	0	0	0	2
43	67	59	23	9	0	0	0	1
22	84	75	33	2	0	0	0	0
46	106	95	26	3	3	0	0	1
61	135	98	33	5	0	0	0	1
104	240	104	20	5	0	0	0	0
118	215	91	23	5	0	0	0	4
41	115	98	29	4	1	0	0	2
21	69	52	22	4	0	0	0	3
22	51	41	13	2	2	0	0	0
18	46	28	18	5	0	0	1	1
26	50	28	14	2	1	0	0	0
24	42	18	11	1	0	0	0	1

688	1491	1019	309	47	7	0	0	16
784	1712	1182	374	61	10	0	1	21
834	1804	1228	399	64	11	0	1	22
859	1850	1270	417	73	11	1	1	22
07:30	07:00	07:15	08:30	11:00	07:15	00:15	-	07:30
99	181	122	36	5	3	1	-	3
16:30	16:00	15:30	14:45	12:15	14:00	-	21:15	17:15
124	240	109	40	9	3	-	1	4

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
12	25	7	2	1	0	0	1	0
4	15	6	3	0	0	0	0	0
6	6	2	2	0	0	0	0	0
2	4	5	0	0	1	0	0	0
1	7	7	0	0	0	0	0	0
6	18	7	4	1	0	0	0	0
12	26	12	3	1	0	0	0	0
21	24	18	5	0	0	0	0	0
13	48	21	8	0	0	0	0	0
27	53	46	9	1	0	0	0	0
27	75	48	8	1	0	0	0	1
27	82	70	25	0	1	0	0	1
24	97	81	19	3	2	0	0	1
16	116	90	36	4	1	0	0	3
28	100	99	42	5	1	0	0	1
43	99	97	30	5	0	0	0	0
71	104	64	6	1	0	1	0	0
52	95	50	13	1	0	0	0	1
38	83	53	17	2	0	0	0	0
25	53	53	15	3	0	0	0	0
17	47	36	8	1	0	0	0	0
27	33	34	15	3	0	0	0	0
12	38	18	6	2	0	0	0	0
16	29	19	9	1	1	0	0	0

387	976	737	218	23	5	1	0	8
468	1135	872	259	31	5	1	0	8
496	1202	909	274	34	6	1	0	8
527	1277	943	285	36	7	1	1	8

09:30	11:00	11:00	11:00	10:00	11:00	-	00:30	10:30
31	82	70	25	1	1	-	1	2

16:45	13:15	14:45	14:00	14:30	12:30	16:00	-	13:45
75	127	106	42	9	3	1	-	3

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
11	14	11	4	0	0	0	0	0
4	14	6	2	1	0	0	0	0
5	8	6	1	0	0	0	0	0

1	1	3	0	0	0	0	0	0
1	4	3	2	0	1	0	0	0
5	2	7	2	1	0	0	0	0
5	8	8	2	2	0	0	0	0
3	14	21	6	1	0	0	0	0
5	11	22	14	1	0	0	0	2
8	36	29	13	3	0	0	0	1
18	39	53	16	2	0	0	0	0
18	72	66	17	3	1	0	0	0
21	72	73	20	1	0	0	0	1
22	101	86	15	2	2	0	0	1
36	109	86	30	3	0	0	0	0
31	123	79	35	8	2	0	0	0
34	108	50	20	3	0	0	0	0
31	81	67	13	5	1	0	0	0
44	83	41	10	4	0	0	0	0
25	51	36	16	4	1	0	0	0
15	26	26	9	4	2	0	0	0
16	18	24	11	5	1	0	0	1
5	27	16	5	1	0	0	0	0
5	13	12	6	0	2	0	0	0

271	849	673	209	36	6	0	0	5
332	952	767	247	51	10	0	0	6
342	992	795	258	52	12	0	0	6
369	1035	831	269	54	13	0	0	6

10:45	11:00	11:00	10:30	08:45	11:00	-	-	08:30
22	72	66	21	4	1	-	-	2

18:00	14:45	13:30	15:00	14:45	23:00	-	-	12:45
44	129	103	35	9	2	-	-	2

Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
31-<36	36-<41	41-<46	46-<51	51-<56	56-<61	61-<66	66-<71	=>71
1	0	4	3	0	0	0	0	0
0	5	4	1	0	0	0	0	0
2	0	1	2	1	0	0	0	0
0	0	2	3	0	0	0	0	0
2	1	4	3	0	0	0	0	0
1	26	16	9	2	0	0	0	0
15	60	43	18	0	0	0	0	1
89	182	84	17	2	2	1	1	1
70	160	93	12	1	0	1	0	0
62	126	83	19	5	1	1	0	1
19	78	55	26	2	0	0	1	1
24	67	59	35	6	2	0	0	1
46	67	61	26	3	0	0	0	1
27	74	80	28	4	2	0	0	0

43	83	60	21	8	0	0	0	1
67	168	87	27	11	0	0	0	2
97	200	102	28	4	0	0	1	1
120	214	106	20	3	0	0	0	2
50	163	82	29	4	1	1	0	0
14	46	43	19	5	1	0	0	0
25	31	23	13	1	0	1	0	0
8	30	21	14	4	1	1	0	0
14	36	17	16	5	2	0	0	0
9	16	12	3	2	0	0	0	0
714	1582	952	288	53	8	4	3	11
776	1749	1082	352	63	10	6	3	12
799	1801	1111	371	70	12	6	3	12
805	1833	1142	392	73	12	6	3	12
07:00	07:15	08:30	10:45	11:00	11:00	08:30	10:45	11:00
89	188	105	37	6	2	2	1	1
16:30	17:15	17:30	17:30	15:15	22:15	20:45	16:00	17:00
141	223	107	31	11	2	2	1	2

Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
31-<36	36-<41	41-<46	46-<51	51-<56	56-<61	61-<66	66-<71	=>71
3	5	2	5	0	0	0	0	0
2	5	1	3	0	0	0	0	0
2	4	3	0	0	0	0	0	0
3	2	2	1	0	0	0	0	0
3	2	5	3	0	0	0	0	0
6	18	24	4	0	0	0	0	0
19	69	44	7	1	0	0	0	1
171	152	35	4	1	0	1	0	5
129	156	61	9	4	0	1	0	3
52	104	73	14	4	0	0	0	0
24	71	48	18	2	0	0	0	0
21	81	57	20	1	0	0	0	1
55	95	55	19	3	1	0	0	0
27	83	65	19	5	1	0	0	1
55	118	49	19	2	2	0	0	2
48	140	77	22	3	0	0	0	2
188	186	58	13	2	0	0	0	1
258	256	52	8	3	1	0	0	6
140	138	43	11	2	0	0	0	1
44	70	41	13	1	0	1	0	0
22	32	27	10	2	1	0	0	0
26	36	21	7	0	0	1	0	0
17	27	19	3	3	0	0	0	0
9	13	12	6	1	0	0	0	0



1168	1580	673	176	32	5	2	0	22
1279	1787	806	213	36	6	4	0	23
1305	1827	837	222	40	6	4	0	23
1324	1863	874	238	40	6	4	0	23
07:15	08:15	08:30	10:15	09:15	-	08:15	-	07:15
183	165	78	21	5	-	1	-	7
16:45	17:00	14:45	14:45	12:30	14:00	21:30	-	17:00
291	256	80	27	6	2	1	-	6

Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
31-<36	36-<41	41-<46	46-<51	51-<56	56-<61	61-<66	66-<71	=>71
3	7	4	0	1	0	0	0	0
2	5	6	1	0	0	0	0	0
1	5	1	2	1	0	0	0	0
1	3	2	1	0	0	0	0	0
1	5	4	4	1	1	0	0	0
13	12	16	11	5	0	0	0	0
28	55	47	17	1	0	0	0	0
111	214	111	30	2	1	0	0	1
59	163	110	34	2	0	1	0	5
37	87	64	30	4	0	0	0	1
25	53	41	19	5	1	0	0	2
25	82	55	8	6	0	0	0	0
35	66	56	30	7	0	0	0	0
37	69	64	21	4	0	0	0	1
50	99	81	15	4	1	2	0	1
74	145	70	20	6	0	0	0	0
129	197	67	18	3	0	0	0	2
135	206	98	17	5	0	0	1	4
57	172	78	15	3	1	0	0	0
42	72	56	13	2	0	0	1	1
16	37	27	22	2	0	1	0	0
18	23	27	10	5	2	1	0	0
25	35	22	7	6	0	1	0	0
15	20	14	3	2	1	0	0	0

774	1553	895	257	51	4	3	1	17
878	1740	1052	319	61	6	5	2	18
918	1795	1088	329	69	7	6	2	18
939	1832	1121	348	77	8	6	2	18
07:00	07:00	07:30	08:45	09:45	10:45	08:30	-	07:30
111	214	125	36	7	1	1	-	6
16:15	16:45	16:45	12:15	12:30	21:00	21:30	19:00	17:15
140	216	99	32	7	2	2	1	4



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**Appendix C**

**Item 17 – CB/14/04277/FULL – R/O 1-5 Kingsbury Avenue, Dunstable.**

Seymour Griffiths  
On behalf of objectors to Application No CB/14/04277/FULL  
c/o 9 Kingsbury Gardens  
Dunstable  
LU5 4PX

The Chairman and Members of the  
Development Management Committee  
Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands  
Shefford, Bedfordshire  
SG17 5TQ

10<sup>th</sup> December 2014

Dear Chairman and Members

**Application No: CB/14/04277/FULL**

**Location: Land r/o 1-5 Kingsbury Avenue, Dunstable, LU5 4PU**

**Proposal: Construction of two semi detached dwellings and a detached double garage**

Prior to the site visit planned for Tuesday, 16<sup>th</sup> December 2014 and subsequent determination of the application at the Committee meeting on Wednesday, 17<sup>th</sup> December 2014, on behalf of the group of objectors resident in Kingsbury Gardens and Avenue I would like to raise the following objections and comments for the Committee's attention:

- 1) The planning officer's report pages 6/7 under "Considerations" describes the site as a "garage court". As you will see on your site visit, this is not the case. There is no concreted area on the site or adjacent to the garages, only grass/landscaping. The site comprises grass/mature landscaping, plants, shrubs, trees, a greenhouse, washing line, and wooden summerhouse, with the row of garages in one corner. It is clearly a private garden, not a garage court, and therefore does not constitute land which has already been developed.
- 2) Please note the comment in the tree survey regarding Trees T2 to T5 – that "*due to the particular site layout as proposed, it will not be possible to maintain protective fencing in respect of trees T2-T5*". The applicant's site layout plan shows protective fencing for tree T6, but none for trees T2-T5. The planning officer's report makes a condition of protective fencing for trees but has not addressed the issue that protective fencing is not considered possible for these four mature sycamore trees.
- 3) The planning officer's report page 8 under "Living conditions for the residents" states the development would not cause overlooking or loss of privacy for

residents. However the stipulated condition 4 on page 10 states that boundary treatment must be put in place “to safeguard the amenity and privacy of residents”. This is contradictory, on the one hand the officer is saying there is no impact on privacy, then later on saying that there is and that boundary treatment is needed to protect privacy. Clearly then, the building of two-storey houses will definitely impact on privacy for current residents to an unacceptable level.

- 4) Please see the Unacceptable Schemes A and B for Infill/Backland developments highlighted in the Central Bedfordshire Design Guide Supplement 5 Pages 39 and 40 – a scanned copy is included at the end of this letter. A number of the design features deemed unacceptable are included in the plans for this site, including a road and parking dominated scheme, no regard to the enclosed and green character of the site, proximity of the two storey walls almost on the boundary creating overlooking and intrusive effect (with the acknowledgement in the Guide that this is a consideration even beyond the conventional minimum of 21 metres).
- 5) During the site visit please take note of the mature trees adjacent to the boundary of the site in the gardens of Nos 9, 11 and 13 Kingsbury Gardens. As the main living areas and gardens of the new houses will be north-east facing, the permanent shadow cast by the houses themselves and the mature trees will result in insufficient daylight for residents of the new houses, which is not recommended in Council guidelines:

*Central Bedfordshire Design Guide Supplement 5 page 7 subsection 5.05.07: “Developers should ensure that key rooms within new dwellings and outdoor spaces have sufficient daylight to allow their comfortable use. As well as providing for the amenity of residents the provision of buildings and dwellings with good quality natural light allows opportunities for passive solar gain.”*

*South Bedfordshire Local Plan Review Policy BE8: “Proposals for development...should ensure that (ix) the development proposed makes efficient use of scarce resources including land. It should maximise energy efficiency and conservation through the orientation, layout and design of buildings, landscaping and planting, and use of natural lighting and solar gain.”*

- 6) Please also take note of the row of 3-4 metre high tree stumps in the site along the boundary of Nos 5 to 9 Kingsbury Gardens, very close to mature trees and shrubs in the adjacent gardens. The planning officer’s conditions have not adequately addressed how the trees/shrubs in adjacent gardens will be protected when the stumps are removed.

We would be most grateful if you could bear the above in mind when making the site visit and coming to a decision.

Yours sincerely

Seymour Griffiths FCCA CTA  
On behalf of the objectors:  
1, 3, 7, 9, 11, 13 Kingsbury Gardens  
3, 5 Kingsbury Avenue



**SCHEME B (UNACCEPTABLE)**

5.13.17 Four semi-detached 2 storey, 3 bedroom houses, are laid out along the long axis of the property, set back by 0.5 metres from the east and west boundaries.

5.13.18 Garages are provided between the houses and at the head of the approach road. A turning head is provided. The specimen tree is removed for the provision of a garage for the existing house.

5.13.19 The scheme is unacceptable as it is dominated by an estate road which is over- designed for the accommodation on the site, erodes the original front boundary and severely encroaches on the eastern side of the house. The scheme has a severe geometry at odds with the bucolic character of the site.

5.13.20 The twin garages at the end of a very long estate road, fail to terminate this view effectively, and reinforce the effect of car domination. The house at the northern boundary of the site may present overlooking issues for neighbours. The remnant rear garden area for the existing house is unacceptably cramped. Whilst this scheme could be 'softened' by house design and east-west boundary planting, other factors above would suggest a redesign of the overall scheme.

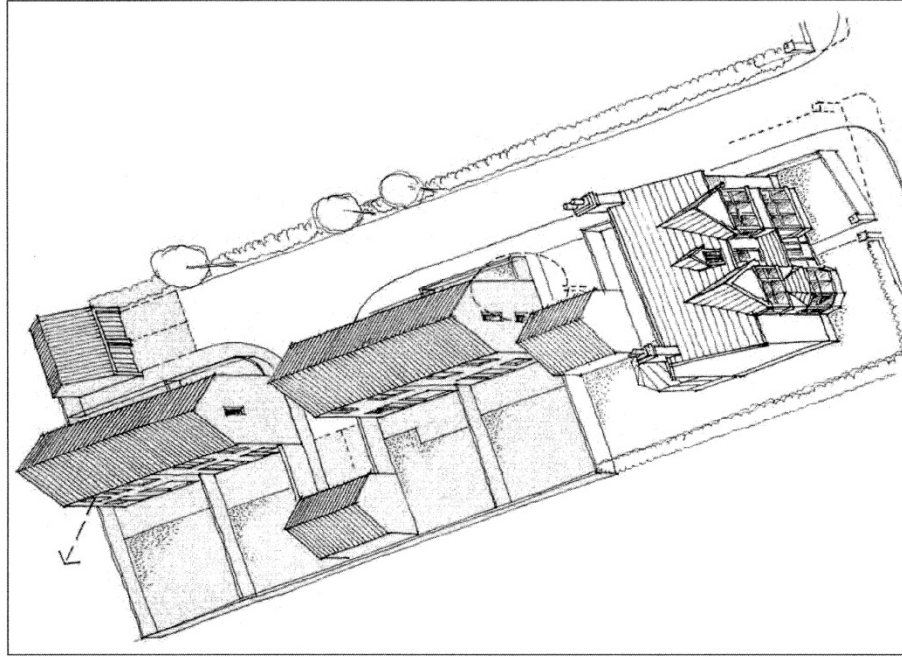


Fig 5.67 Scheme B (Unacceptable)

**SCHEME A (UNACCEPTABLE)**

5.13.14

A terrace of 5 narrow fronted 2 storey, 3 bedroom houses is located across the site, 11 metres from the rear boundary. A range of 5 garages with associated hard standing lies on the western boundary. An access road has been created, with a turning head, which has significantly widened the existing driveway. A garage has been provided for the existing house, near the specimen tree.

5.13.15

The scheme is unacceptable as it creates a road and parking dominated scheme, eroding the front boundary and severely encroaching onto the eastern side of the existing house.

5.13.16

The terrace of houses and the garage block are laid out with no regard to the enclosed and green character of the site or to its relationship to the house and with the implication that a new suburban street of terraces could be extended on an east-west axis. The proximity of the ends of the terrace to the site boundary would create the feeling of neighbours being overlooked, even if existing development is beyond the conventional minimum of 21 metres. Two storey gable walls almost on the boundary, may also have an intrusive effect.

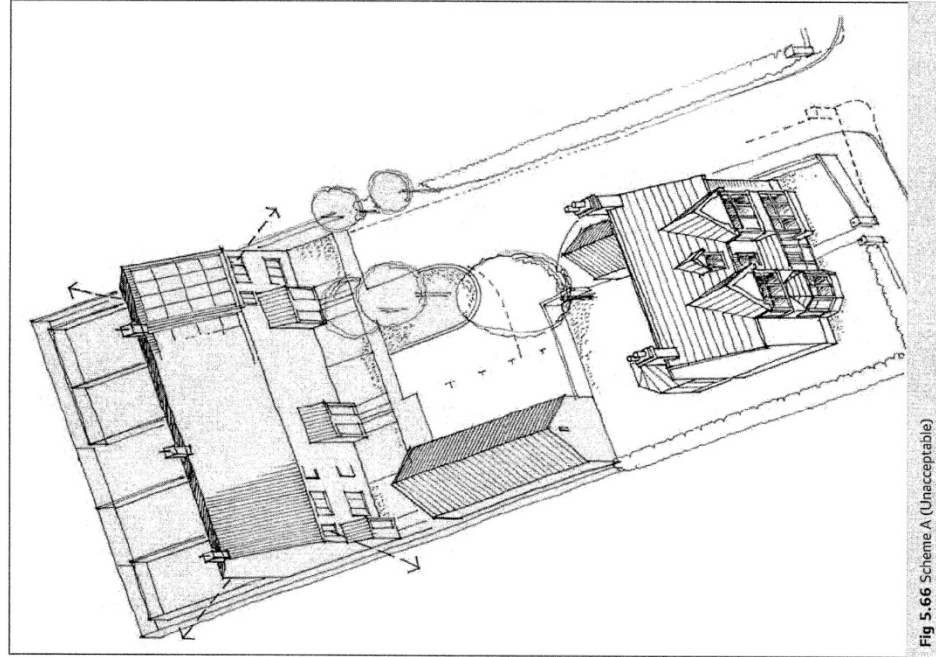


Fig 5.66 Scheme A (Unacceptable)