

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

**This meeting
will be filmed.***



**Central
Bedfordshire**

please ask for Helen Bell
direct line 0300 300 4040
date 15 December 2016

NOTICE OF MEETING

DEVELOPMENT MANAGEMENT COMMITTEE

Date & Time

Wednesday, 4 January 2017 10.00 a.m.

Venue at

Council Chamber, Priory House, Monks Walk, Shefford

Richard Carr
Chief Executive

To: The Chairman and Members of the DEVELOPMENT MANAGEMENT COMMITTEE:

Cllrs K C Matthews (Chairman), R D Berry (Vice-Chairman), M C Blair, Mrs S Clark, K M Collins, Cllr S Dixon, F Firth, E Ghent, C C Gomm, K Janes, T Nicols, T Swain and J N Young

[Named Substitutes:

D Bowater, A D Brown, Mrs C F Chapman MBE, I Dalgarno, R W Johnstone, Ms C Maudlin and I Shingler]

All other Members of the Council - on request

MEMBERS OF THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THIS MEETING

N.B. The running order of this agenda can change at the Chairman's discretion. Items may not, therefore, be considered in the order listed.

***This meeting may be filmed by the Council for live and/or subsequent broadcast online at**

<http://www.centralbedfordshire.gov.uk/modgov/ieListMeetings.aspx?Committeeld=631>.

You can view previous meetings there starting from May 2015.

At the start of the meeting the Chairman will confirm if all or part of the meeting will be filmed by the Council. The footage will be on the Council's website for six months. A copy of it will also be retained in accordance with the Council's data retention policy. The images and sound recording may be used for training purposes within the Council.

By entering the Chamber you are deemed to have consented to being filmed by the Council, including during any representation you might make, and to the possible use of the images and sound recordings made by the Council for webcasting and/or training purposes.

Phones and other equipment may also be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session. The use of images or recordings arising from this is not under the Council's control.

AGENDA

Welcome

1. **Apologies for Absence**

Apologies for absence and notification of substitute members

2. **Chairman's Announcements**

If any

3. **Minutes**

To approve as a correct record, the Minutes of the meeting of the Development Management Committee held on 7 December 2016.

(circulated separately)

4. **Members' Interests**

To receive from Members any declarations of interest including membership of Parish/Town Council consulted upon during the application process and the way in which any Member has cast his/her vote.

REPORT

Item	Subject	Page Nos.
5	Planning Enforcement Cases where formal action has been taken	7 - 14

To consider the report of the Director of Regeneration and Business providing a monthly update of planning enforcement cases where action has been taken.

Planning and Related Applications

To consider the planning applications contained in the following schedules:

<p align="center">Planning & Related Applications - to consider the planning applications contained in the following schedules:</p>
--

Item	Subject	Page Nos.
6	<p>Planning Application No. CB/16/04369/OUT</p> <p>Address: Land South of Barford Road, Blunham</p> <p>Outline Application: Residential development for up to 44 dwellings and open space, with all matters reserved except for access</p> <p>Applicant: MLN (Land and Properties) Ltd</p>	15 - 58
7	<p>Planning Application No. CB/16/04323/OUT</p> <p>Address: Land at Barford Road, Blunham, MK44 3NE</p> <p>Outline Application: residential development of up to 79 dwellings including provision specifically for over 55s with all matters reserved except access.</p> <p>Applicant: Larkswood Design Ltd</p>	59 - 92
8	<p>Planning Application No. CB/16/04460/OUT</p> <p>Address: Land Opposite the Playing Field, Mill Lane, Potton</p> <p>Outline Application: residential development of up to 62 dwellings including all ancillary works with all matters reserved except access.</p> <p>Applicant: Denison Investments Ltd</p>	93 - 118
9	<p>Planning Application No. CB/16/03283/OUT</p> <p>Address: Land West of Pastures, Upper Caldecote, SG18 9BQ</p> <p>Outline Planning application for the Development of 40dwellings, including new access, access road, car parking, landscaping and footpath link to adjacent playing fields.</p> <p>Applicant: William Willoughby (Estates) Ltd and Messrs DW, RG, SP, BJ Maudlin</p>	119 - 146

- 15 **Planning Application No.CB/16/04527/FULL** 233 -
240
- Address:** 16 Dickens Boulevard, Stotfold, SG5 4FD
- Infill single storey extension to rear of house, compromising of the removal of a glass lean-to roof and building a tiled roof with an added depth of 2.2 metres into the garden. Removal of existing dwarf wall, patio doors and re-positioning. The extension fits within existing walls on either side of 16 Dickens Boulevard and also number 18.(Retrospective)
- Applicant:** Mr M Jones
- 16 **Planning Application No.CB/16/04840/REG3** 241 -
264
- Address:** Croft Green Sheltered Housing, Croft Green, Dunstable, LU6 1EG
- Demolition of existing sheltered housing (bedsit) Nos 22-38 Croft Green and reprovision of 24 sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green site
- Applicant:** Central Bedfordshire Council
- 17 **Planning Application No.CB/16/05250/FULL** 265 -
280
- Address:** The Paddocks, Springfield Road, Eaton Bray, LU6 2JT
- Demolition of existing barn and workshops and construction of residential dwelling.
- Applicant:** Mr Janes
- 18 **Site Inspection Appointment(s)**
- Under the provisions of the Members Planning Code of Good Practice, Members are requested to note that the next Development Management Committee will be held on **1 February 2017** and the Site Inspections will be undertaken on **Monday 30 January 2017**.

Meeting: Development Management Committee
Date: 4th January 2017
Subject: Planning Enforcement cases where formal action has been taken
Report of: Director of Regeneration and Business
Summary: The report provides a monthly update of planning enforcement cases where formal action has been taken.

Advising Officer: Director of Regeneration and Business
Contact Officer: Sue Cawthra Planning Enforcement and Appeals Team Leader
(Tel: 0300 300 4369)
Public/Exempt: Public
Wards Affected: All
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

This is a report for noting ongoing planning enforcement action.

Financial:

1. None

Legal:

2. None.

Risk Management:

3. None

Staffing (including Trades Unions):

4. Not Applicable.

Equalities/Human Rights:

5. None

Public Health

6. None

Community Safety:

7. Not Applicable.

Sustainability:

8. Not Applicable.

Procurement:

9. Not applicable.

RECOMMENDATION(S):

The Committee is asked to:

1. **To receive the monthly update of Planning Enforcement cases where formal action has been taken at Appendix A**

Background

10. This is the update of planning enforcement cases where Enforcement Notices and other formal notices have been served and there is action outstanding. The list does not include closed cases where members have already been notified that the notices have been complied with or withdrawn.
11. The list at Appendix A briefly describes the breach of planning control, dates of action and further action proposed.
12. Members will be automatically notified by e-mail of planning enforcement cases within their Wards. For further details of particular cases in Appendix A please contact Sue Cawthra on 0300 300 4369. For details of Minerals and Waste cases please contact Roy Romans on 0300 300 6039.

Appendices:

Appendix A – Planning Enforcement Formal Action Spreadsheet

Planning Enforcement formal action (DM Committee 4th January 2017)

	ENFORCEMENT CASE NO.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES/FURTHER ACTION
1	CB/ENC/11/0402	Land adjoining Greenacres, Gypsy Lane, Little Billington, Leighton Buzzard. LU7 9BP	2 Enforcement Notices 1 - Unauthorised encroachment onto field 2 - Unauthorised hard standing, fence and buildings	15-Oct-12	12-Nov-12	10-Dec-12			Not complied	Further presentation to PFMT Jan 2017.
2	CB/ENC/11/0499	Land at Erin House, 171 Dunstable Road, Caddington, Luton. LU1 4AN	Enforcement Notice - unauthorised erection of a double garage.	03-Sep-13	01-Oct-13	01-Dec-13	Appeal dismissed March 2014. Magistrates Prosecution successful. Crown Court prosecution successful.	15-May-17	Not complied	Garage remains. Following outcome of Crown Court prosecution the property owner has been given until 15 May 2017 to fully comply and demolish the whole structure. Householder fast track appeal made to the Planning Inspectorate in December 2016 against the refusal of CB/16/01453 for a smaller, lower double garage in the same location.
3	CB/ENC/12/0199	Plots 1 & 2 The Stables, Gypsy Lane, Little Billington, Leighton Buzzard LU7 9BP	Breach of Condition Notice Condition 3 SB/TP/04/1372 named occupants	15-Oct-12	15-Oct-12	12-Nov-12				Further presentation to PFMT Jan 2017.
4	CB/ENC/12/0508	Land at Site C, The Stables, Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH	Enforcement Notice- Unauthorised creation of new access and erection of gates.	17-Nov-14	15-Dec-14	15-Mar-15 & 15-June-15			Not complied	Legal advice being sought as to next steps.
5	CB/ENC/12/0521	Random, Private Road, Barton Le Clay, MK45 4LE	Enforcement Notice 2 - Without planning permission the extension and alteration of the existing dwelling on the land.	24-Aug-15	24-Sep-15	24-Mar-16 & 24-June-16		07-Apr-17	Appeal dismissed 07/03/16	Planning permission CB/16/02327/FULL granted 29/9/16, condition 2 requires submission of demolition scheme by 29/11/16 and demolition of unauthorised extensions by 7/4/17 as per compliance with Enforcement Notice. Appeal received 31/10/16 against Condition 2.
6	CB/ENC/12/0530	19 Ickwell Road, Northill, Biggleswade, SG18 9AB	Listed Building Enforcement Notice - Unauthorised works to a listed building.	07-Jul-15	07-Aug-15	07-Sep-15		Jun-16	Complied with	Notice complied, case closed.

Planning Enforcement formal action (DM Committee 4th January 2017)

	ENFORCEMENT CASE NO.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES/FURTHER ACTION
7	CB/ENC/12/0530	19 Ickwell Road, Northill, Biggleswade, SG18 9AB	Breach of Condition Notice - Condition 6 attached to Planning permission MB/06/00408/LB - external finishes	07-Jul-15	07-Jul-15	07-Aug-15			Complied with	Notice complied, case closed.
8	CB/ENC/12/0599	Millside Nursery, Harling Road, Eaton Bray, Dunstable, LU6 1QZ	Enforcement Notice - change of use to a mixed use for horticulture and a for a ground works contractors business	01-Sep-14	02-Oct-14	02-Jan-15				Planning permission granted 01/03/16 for a replacement horticultural building (App CB/15/00727/FULL), with condition requiring removal of all skips & containers prior to the building being brought into use.
9	CB/ENC/12/0633	Land at Plot 2, Greenacres, Gypsy Lane, Little Billington, Leighton Buzzard. LU7 9BP	Enforcement Notice - construction of timber building and the laying of hard standing.	17-Jan-13	14-Feb-13	14-Mar-13			Not complied	Further presentation to PFMT Jan 2017.
10	CB/ENC/13/0011	8 High Street, Biggleswade, SG18 0JL	Unauthorised advertisement							Court summons 20th December 2016.
11	CB/ENC/13/0083	Land Adjacent to, Magpie Farm, Hill Lane, Upper Caldecote	Breach of Condition Notice -Condition 1 Boundary wall, Condition 2 Septic tank, outflows and soakaways	30-Jan-15	30-Jan-15	01-Mar-15		08-Dec-15		Further visit to be made to ascertain if works to comply with the condition has been completed.
12	CB/ENC/13/0336	The Stables, Dunstable Road, Toddington, Dunstable, LU5 6DX	2 Enforcement Notices - 1. Change of use from agriculture to a mixed use of agriculture, residential and retail sales and 2. building works for commercial purposes	11-Jul-14	15-Aug-14	15-Oct-14		Aug-15	Appeals dismissed	Residential use remains. Appeal against the refusal of the Section 191 application for the use of a dwellinghouse for residential purposes (CB/15/04424) to be considered at a hearing on 20 December 2016.

Planning Enforcement formal action (DM Committee 4th January 2017)

	ENFORCEMENT CASE NO.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES/FURTHER ACTION
13	CB/ENC/13/0452	Long Yard, Dunstable Road, Studham, Dunstable, LU6 2QL	3 X Enforcement Notices - -Erection of timber building 2 - Material change of use from agriculture to storage of motor vehicles 3 - Material change of use of the land from agriculture to a mixed use for agriculture and the storage of motor vehicles, a touring caravan and building and hardore materials. 1X Enforcement Notice - Material change of use from agriculture to storage of motor vehicles and building and waste materials.	12-Aug-15 12-Aug-15 12-Aug-15 04-Feb-16	12-Sep-15 12-Sep-15 12-Sep-15 07-Mar-16	12-Nov-15 12-Nov-15 12-Nov-15 07-May 16 07-June-16			Not complied with Complied with	Enforcement Notice 1 has not been complied with. No further action needed Enforcement Notice 3 has been part complied with. Prosecution report to be approved with Legal.
14	CB/ENC/14/0361	The Old Rose, 16 Blunham Road, Moggerhanger, MK44 3RA	Section 215 notice - untidy land and buildings	29-Apr-15	30-May-15	30-Aug-15				Sale of the property has been completed. New owners have commenced works to comply with the notice.
15	CB/ENC/14/0485	Clifton House and outbuildings, Church Street, Clifton, Shefford, SG17 5ET	Repairs Notice - Listed Building in state of disrepair	08-Jan-15	08-Jan-15	08-Mar-15		08/04/2015		Informal discussions have taken place with relevant Councillors re: best way forward for the Council prior to formal submission of report to relevant Committee for consideration.
16	CB/ENC/15/0140	Springbank, Bottom Drive, Eaton Bray, LU6 2JS	Enforcement Notice - Unauthorised wall	09-Nov-15	08-Dec-15	08-Feb-16		27/09/2016	Appeal decision 27/7/16 - Enforcement Notice upheld	No compliance with the Notice and prosecution report to be prepared.
17	CB/ENC/15/0182	8 The Avenue, Blunham, MK44 3NY	Enforcement Notice - Unauthorised fence	22-Mar-16	22-Apr-16	22-May-16			Not complied	Evidence reviewed by legal and it is in the public interest to prosecute. Further information requested by legal.
18	CB/ENC/15/0258	The Coach and Horses, 95 The Green, Stotfold, SG5 4DG	Enforcement Notice - Unauthorised construction of play equipment	17-May-16	17-Jun-16	17-Jul-16	Appeal received 10/06/16			Await outcome of appeal. Decision letter anticipated later this month.

Planning Enforcement formal action (DM Committee 4th January 2017)

	ENFORCEMENT CASE NO.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES/FURTHER ACTION
19	CB/ENC/15/0260	Gravenhurst Lane/A6, Silsoe	Section 215 notice - untidy land and buildings	06-May-16	08-Jun-16	08-Jul-16				Part compliance with the Section 215 Notice. Two mobile homes remain. Internal and external alterations to the barn building carried out. Legal dispute over land ownership still with the courts. Planning Contravention Notice (PCN) served on all parties to assess the scale and nature of the planning breaches.
20	CB/ENC/15/0423	Land at, Astwick Road, Stotfold	Injunction served 22nd September 2015, continuation injunction served 5th October 2015 for unauthorised development for Gypsy and Traveller site. Enforcement Notice served 11/12/15	11-Dec-15	11-Jan-15	11-Jul-16 11-Oct-16			Appeal dismissed	Continuation of Injunction granted 5/10/15 to prevent further unlawful development. Planning application refused. Appeal decision - Enforcement Notice varied, enforcement appeal and planning appeal dismissed. The removal of the caravans is required by 2 March 2017, and the removal of hard standing and internal fencing by 2 June 2017. Injunction remains in place.
21	CB/ENC/15/0466	Land at 13 Icknield Street, Dunstable, LU6 3AD	Enforcement Notice - the installation of a dormer	30-Nov-16	28-Dec-16	28-Jun-17				Check compliance 28/06/17
22	CB/ENC/15/0530	47 Hitchin Road, Stotfold, SG5 4HP	Section 215 Notice - untidy land	31-Aug-16	30-Sep-16	30-Oct-16				Visit made, site vegetation cleared but vehicles need to be removed, Further 4 weeks allowed to remove vehicles. Further visit to be made in December.
23	CB/ENC/15/0542	Land at Honeywicke Cottage, Honeywick Lane, Eaton Bray, Dunstable, LU6 2BJ	Enforcement Notice - Material change of use from agriculture to use for Class B8 storage as a scaffolding contractors yard and the laying of hardstanding.	10-Feb-16	10-Mar-16	10-Sep-16 10-Oct-16		19-Jan-17	Appeal dismissed	Further application to retain development and use refused but an appeal has been lodged. Compliance with the notice is due by 19/01/17. Await planning appeal decision.

Planning Enforcement formal action (DM Committee 4th January 2017)

	ENFORCEMENT CASE NO.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES/FURTHER ACTION
24	CB/ENC/16/0001	Rear of, 2 Wrestlingworth Road, Potton, SG19 2DP	Enforcement Notice - Material change of use of the land from agricultural use to a use for the storage of materials, equipment and machinery associated with the unauthorised demolition business.	01-Jun-16	01-Jul-16	01-Aug-16	Appeal received 10/06/16	14-Jan-17	Appeal dismissed, Enforcement notice upheld subject to corrections	Taking into account the appeal decision a site inspection to check compliance will take place in January 2017.
25	CB/ENC/16/0016	Grooms Cottage, 5 West Hill, Aspley Guise, MK17 8DP	S215 Notice - Building in state of disrepair	16-Nov-16	16-Dec-16	16-Mar-17				S.215 Untidy Site Notice served - re: poor condition of the property. Windows and door have now been replaced. The owner is in discussion with Highways regarding a method to prevent spray from the highway deteriorating the lime render. The Notice requires the property to be re-rendered and given the winter weather this will be agreed and undertaken in the Spring - although this is outside of the Notice period it makes sense to do it then in association with an agreed road closure. Current planning application submitted under CB/16/05120/FULL for change of use to residential dwelling.
26	CB/ENC/16/0025	Bottom Wood, Park Road, Moggerhanger, MK44 3RN	Enforcement Notice - Material change of use of land from agriculture to an outdoor activity centre and siting of a marquee and structures.	18-Feb-16	18-Mar-16	18-Apr-16	Appeal received 18/03/16	17/12/2016	Appeal dismissed	Site inspection to be carried out after the compliance period of one month to remove all structures has elapsed.
27	CB/ENC/16/0084	Unit 22 Pulloxhill Business Park, Greenfield Road, MK45 5EU	Enforcement Notice 1 (r/o Unit 14)- Material change of use of the land from amenity land to use for the storage, maintenance and cleaning of plant/machinery Enforcement Notice 2 (r/o Unit 22)- Material change of use of the land from amenity land to use for the storage, maintenance and cleaning of plant/machinery	05-Apr-16 05-Apr-16	06-May-16 06-May-16	06-June-16 06-July-16 06-Jun-16	Appeal received 06/05/16		Notices withdrawn	Negotiations taking place to ensure there is full compliance with the conditions placed on approval CB/15/04844 for the Unit 22 site.
28	CB/ENC/16/0179	Land at 81 The Rowlands, Biggleswade, SG18 8NZ	S215 Notice - Untidy land	02-Aug-16	02-Sep-16	02-Oct016				No further update from legal, waiting for evidence to be considered.

Planning Enforcement formal action (DM Committee 4th January 2017)

	ENFORCEMENT CASE NO.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES/FURTHER ACTION
29	CB/ENC/16/0214	Land at 27 Gardeners Close, Maulden, Bedford, MK45 2DY	Enforcement Notice - Unauthorised erection of an outbuilding, a raised platform and supporting frame.	22-Aug-16	22-Sep-16	22-Oct-16				Prosecution report to be prepared.
30	CB/ENC/16/0237	Land at 3A Shannon Close and Land to the North, Lower Stondon, SG16 6EF	Unauthorised works to trees protected by Tree Preservation Orders							Court date put back due to illness, further statements requested by legal. No new court date as yet.
31	CB/ENC/16/0239	Four Winds Garage, West End, Haynes, MK45 3QT	Enforcement Notice - The unauthorised erection of a timber structure on the land located around the A6 Cafe units.	05-Aug-16	05-Sep-16	05-Oct-16	Appeal received 12/08/16		Appeal allowed 12/12/16	Planning permission granted on appeal.
32	CB/ENC/16/0254	Tree Tops, Heath Lane, Aspley Heath, MK17 8TN	Unauthorised felling of trees in a Conservation Area							Revised re-planting plan submitted under CB/16/05240/VOC - decision pending.
33	CB/ENC/16/0328	52 The Ridgeway, Flitwick, MK45 1DJ	Section 215 - Untidy Land	03-Oct-16	03-Nov-16	03-Dec-16				Site visit confirmed that the garden is still in an untidy state and that the S.215 Notice has not been complied with.
34	CB/ENC/16/0390	7 Lovers Walk, Dunstable, LU5 4BG	Section 215 - Untidy Land	20-Oct-16	20-Nov-16	20-Dec-16				Check compliance 20/12/16
35	CB/ENC/16/0392	Waddingtons, Watling Street, Hockliffe, LU7 9LP	Temporary Stop Notice -Unauthorised works to develop the site, not in accordance with Planning Permission CB/15/04613/Full	26-Aug-16	26-Aug-16					A new application CB/16/05387/FULL has been registered. The case will therefore be closed pending determination.

This page is intentionally left blank

Item No. 6

APPLICATION NUMBER	CB/16/04369/OUT
LOCATION	Land South of Barford Road, Blunham, Bedford, MK44 3NE
PROPOSAL	Outline Application: Residential development for up to 44 dwellings including specific accommodation for over 55's and open space, with all matters reserved except for access
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	20 September 2016
EXPIRY DATE	20 December 2016
APPLICANT	MLN (Land and Properties) Ltd
AGENT	Bilfinger GVA
REASON FOR COMMITTEE TO DETERMINE	<p>Call in by Cllr Smith</p> <ul style="list-style-type: none"> • Constitutes a 40% increase combined with adjacent development of 77 houses • Development has the potential to make existing traffic congestion worse and cause safety issues. <p>Parish Council objection to a major application The development is a departure from the development plan.</p>
RECOMMENDED DECISION	Approve Outline Planning Permission subject to S106 agreement and Conditions.

Reason for Recommendation

The proposal for residential development is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document 2009, however at this time the Council cannot demonstrate a 5 year housing supply and therefore developments should be considered in the context of Sustainable Development. The application site is adjacent to the existing settlement envelope of Blunham which is considered to be a sustainable location for planning purposes. The proposal would result in the loss of grade 1 agricultural land and would have an impact on the character and appearance of the area however subject to conditions this impact is not considered to be significant or demonstrably harmful. The proposal is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and the Council's adopted Design Guidance (2014). The proposal would provide policy compliant affordable housing and the provision of three over 55's bungalows. The whole scheme would contribute to the Council's 5 year housing supply as a deliverable site within the period. Financial contributions to offset local infrastructure impacts would be sought for education and leisure facilities. In the view of the above the negative impacts of the development are not considered to significantly and demonstrably outweigh the benefits of the development, and as such the development should be approved planning permission in accordance with Paragraph 14 of the NPPF.

Site Location:

The site consists of arable farmland to the South of Barford Road, Blunham. The Land has a Grade I agricultural land classification which is in use for agricultural purposes.

The site is located wholly beyond the settlement envelope of Blunham.

To the east of the site, adjoining the boundary of the site are Nos. 31 - 36 Jubilee Close, in addition Nos. 1 - 3 Jubilee Close directly overlook the site although separated by the Highway known as Jubilee Close. To the north of the site, separated by the highway known as Blunham Road are the neighbouring dwellings known as Nos. 36 - 56 Blunham Road.

To the southeast of the site are bungalows upon The Avenue with No. 40 being within close proximity to the southwestern corner of the site.

To the south and west of the site is agricultural land, which is subject to a separate application for outline planning permission with all matters reserved except access under reference CB/16/04323/OUT for the construction of 77 dwellings including specific over 55's accommodation. These parcels of land are under separate ownership and subject to individual applications that cannot be conditioned or agreed to have a joint approach under these applications. Members are advised that these applications for planning permission should be determined on their own merits in accordance with the development plan, unless material considerations indicate otherwise. However any permission granted on a site would form a material consideration in the determination of the neighbouring site. When considering the relationship of each development to the settlement pattern of Blunham, it is considered logical to consider this application on its own merits first.

Further to the South of the site is a cemetery with mature landscaping.

The Application:

The application seeks outline planning permission with all matters reserved except access for the construction of up to 44 dwellings including three over 55's bungalows, open space and associated development.

Matters relating to landscaping, layout, scale and appearance are reserved.

It is drawn to the attention of members that the indicative layout of the scheme has been amended since the original consultation, and the provision of three over 55's bungalows that would be provided as an additional benefit of the development. At the time of writing the application is still undergoing additional consultation and any responses received in relation to that consultation shall be outlined within the late sheet and will need to be considered in the determination of this application.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

National Planning Practice Guidance

Core Strategy and Development Management Policies (November 2009)

CS1	Development Strategy
CS2	Developer Contributions
CS3	Healthy and Sustainable Communities
CS6	Delivery and Timing of Housing Provision
CS7	Affordable Housing
CS13	Climate Change
CS14	High Quality Development
CS16	Landscape and Woodland
CS17	Green Infrastructure
CS18	Biodiversity and Geological Conservation
DM2	Sustainable Construction of New Buildings
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes
DM10	Housing Mix
DM14	Landscape and Woodland
DM15	Biodiversity
DM16	Green Infrastructure
DM17	Accessible Greenspaces

Central Bedfordshire Design Guide (2014)

Development Strategy

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

Relevant Planning History:

None relevant to the determination of this application for planning permission.

Consultees:

Blunham Parish Council The Parish Council has issued the following consultation response:

Blunham Parish Council OBJECTS to this application for the following reasons:

- The development is unsympathetic to the rural landscape on the edge of the village, close to the Parish Conservation Area.
- The increase in traffic is a concern, on a road with acknowledged speeding issues. This is evidenced by

the developers own survey, plus one carried out by Highways recently. This is despite traffic calming being installed & a Vehicle Activated Speed Sign. The traffic count was done during school holidays so was lighter than usual.

- Blunham is a well-known rat run to the A1 in both directions. This additional traffic will have an impact on the whole village, as well as the obvious impact on Barford Rd & The Hill. The impact on Station Rd is of particular concern as well, as this road has already been identified as priority for traffic calming by Highways, & this development will make this problem even worse. The surrounding minor road network is already over capacity.
- The impact on our school is of great concern. Lack of parking at the school is already a known issue, & this development will make this situation worse. When Jubilee Close was built (36 homes), the school anticipated needing to accommodate 5/6 extra children. It actually turned out to be 18. The impact of this development will create the need for significant development at the school. The school is currently in consultation to change its status from "Lower" to "Primary" (with children leaving at age 11 rather than age 9) and for the village school to feed into Sandy rather Great Barford. Results of this consultation will not be known for a few weeks but, if approved, would indicate a larger increase in child numbers at the school. (please see further comments below under "cumulative impact").
- Safe access in & out of the development from this busy road is of great concern.
- Access for service vehicles has not been addressed in the planning application & looks to be challenging.
- Many village amenities are on the opposite side of this busy road, including the children's play area, the sports field, BMX Track, village shop/post office, fish & chip shop & village hall (where most community activities take place). There is no pedestrian crossing. It is unwise to increase the population on this side of the road.
- Heads of Terms for S106 are inadequate. There are a number of highways challenges that will need to be addressed including traffic calming on Barford Rd & Station Rd, pedestrian crossing, yellow lines, parking at the school, & parking at the sports field. The

cemetery capacity is also a concern, & a contribution would be required to find land to build an extension to the cemetery.

- Drainage impacts on the main village is a concern, as pooling of water at the bottom of The Hill is already evident since Jubilee Close was built. This has not been addressed in the planning application.
- Sewerage waste is stated as being covered under reserved matters. This is a fundamental issue that should be addressed in the outline application.
- 44 homes represent overdevelopment of this site, & would not leave space for adequate parking provision. Squeezing 44 homes into this space does not leave adequate space within the site for open green spaces, to stop it having such an urban feel.
- There is insufficient local infrastructure, & in particular, public transport links are very poor. It is likely from the new Passenger Transport Strategy we will be left heavily reliant on Community Transport.
- Our recent Housing Needs Survey identified a need for only 6 small family homes.
- The Habitat Report has some significant omissions. Carrying out this survey in August, was far too late in the season for the consultant to have observed nesting. Three local “red data” birds were completely excluded for some reason, these being the Skylark, Corn Bunting & Grey Partridge. Skylark & Corn Bunting still nest in the Parish, & the impact on these species needs rigorous assessment. The reference to “passerine bird activity” is far too loose a term to be helpful. Our Parish hedges provide both nests & roosts for many species, & some may well be red data listed. The survey is of limited value having been carried out so late in the year, & we would urge Planners to insist that this survey is carried out again in the Spring, before progressing the application further.
- The semi mature trees referred to are believed to have been planted as part of our community parish tree planting scheme a few years ago, & therefore have great local landscape value.
- As CBC is now reaching its 5-year housing targets, it is not necessary to rush into permitting sites that are likely to be unsustainable. When the Parish Council

carried out a detailed sustainability review of the sites put forward in Blunham for the call for sites, this site was not ranked highly.

Cumulative impact of three planning applications at the same time, two side by side, CB/16/04323/OUT & CB/16/04369/OUT, plus a third directly opposite, CB/16/04657/OUT, totalling 132 homes

These three applications combined represent a 30% housing increase in one hit - this is simply not sustainable. Three developments in one go would have a significant impact on resident's lives. We specifically raised these points with the two larger developers at pre-planning consultation. We would urge you to seriously consider the impact of three sites starting up simultaneously with three dangerous site access points in close proximity, plus duplication of all deliveries and subcontract labour.

Such a large urban extension to the village changes its character completely.

There are limited details of Heads of Terms for S106 agreements & there would need to be considerable budget allocated to this for these applications, in light of the overwhelming impact delivering these three developments at once would have. This includes the impact on the highway, the school, the level of amenities in the village & land for a cemetery extension.

Education is a particular concern, & we would ask that Officers are rigorous in their assessment of the impact these developments will have. John Donne School anticipates it will need an additional classroom to accommodate this sudden growth, & has written to you separately on this matter. Blunham children are in Alban school catchment which is within Bedford Borough Council, & therefore operating a two-tier system. As there is considerable development close to Alban school, & the places are allocated on a distance basis, we are extremely concerned that Blunham children will not get a place.

There are no doubt many other infrastructure impacts which have yet to be identified such as drainage & sewerage improvements. The cost of the S106 provision to make these three developments sustainable could make them unviable.

Highway Authority

The Council's Highways Development Control Officer has issued the following consultation response:

I am also considering the impact of the similar outline application for residential development on the adjacent site reference 16/4323. Which I have to say is a shame that they were not submitted as a joint scheme that could have provided just a single point of access onto Barford Road. Nevertheless there is no reason why each site cannot be developed independent of each other and therefore I will consider each site on it's individual merits.

Looking firstly at the principle I can confirm that there is no overriding highways reason to object to residential on this site. The proposal has been the subject of pre-application discussion and I am able to confirm that the current submission accords with those discussions. The application is supported by a robust Transport Assessment detailing the traffic generation and distribution that confirms that the access and surrounding highway network has sufficient capacity to accommodate the traffic movements from the new development.

The submission includes details of the proposed estate road junction onto Barford Road that accords with current design criteria. The only omission would be the provision of a 2.0m wide footway along the whole frontage of the site linking up with the existing provision at the junction of the recent Bellway Homes residential development at Jubilee Close. I consider this link an essential requirement of the development and have included a condition to that effect.

As you will no doubt appreciate the site fronts a public highway where local concerns over the speed of traffic have resulted in the provision of traffic calming measures intended to encourage slower speeds. The application proposes to modify the existing measures where they conflict with the proposed junction arrangement as well as supplement with a pedestrian crossing. Whilst I agree that off-site works will be desirable in this case, and that for the adjacent site, it would be preferable if monies could be obtained by means of a S106 contribution of £44000 (£1000 per dwelling) to enable a comprehensive scheme to be developed rather than piecemeal.

In these circumstances the following highway conditions and advice notes are recommended should the grant of planning permission be considered.

Condition 1/. Prior to occupation of any dwelling approved as part of any reserved matters application the means of access shall be constructed in accordance with the details shown on the submitted plan

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

C2/. Any subsequent reserved matters application shall include the following;

- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- The provision of a footway along the entire highway frontage of the site to link with the existing footway on the south side of Barford Road
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the council's standards applicable at the time of submission.
- A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
- Materials Storage Areas.
- Wheel cleaning arrangements.

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

Advice Note 1/. The applicant is advised that in order to comply with Condition ... of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Agreements Officer, Highways Contracts team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

AN2/. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contracts team,

Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place unless otherwise agreed.

AN3/. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

Landscaping

The Council's Landscape Officer has issued the following consultation response:

I attended the Public Exhibition for this site and discussed informally my thoughts on the site design and landscape mitigation proposed; the design has had some amendments to help accommodate my concerns eg the amendments to the access road alignment .

The site lies at the western edge of Blunham, on the elevated plateau arising from the relatively steeply rising Ouse valley to the west. It is on the transition between the Great Ouse Valley Clay landscape and the East Marston Clay Vale. As a village, the lower stretches of Blunham are greatly influenced by the riverside character and vegetation associated of the level, land to the north is characterised by the market gardening land use whilst the sweeping landscape of the Ouse Valley and the views across to the Cardington Sheds dominate the setting to the west.

I do have concerns about the incremental loss of the agricultural land that forms this western edge to Blunham. Blunham is largely a linear village and the close relationship and outlook over farmland is an important aspect of landscape character.

However, the recent development of Jubilee Close has very limited landscape integration and although a small scale development does form an urban edge at the gateway to the village. Some open space is designed to soften views from Jubilee Close, although the majority of properties will lose their open outlook.

The proposed development provides greater separation from the built form to the rural landscape - which is important when considering visual impact in the views from the west and from the Sandy Country Way. The road and landscaped edge will create a more sympathetic rural edge. Tree planting will also help to mitigate development when viewed across the open land from the Cemetery.

I am disappointed that the development would lead to the loss of the semi-mature roadside trees along Barford Road. These may have been planted by the Parish to compensate for elm losses or just as enhancements. Whilst the trees would have benefited from some pruning - they are still valuable features and their maturity would help mitigate the development in views from the existing properties opposite. I also believe that trees help secure traffic calming - which is an issue at this location. I would prefer to see a design which incorporated the footway within the development rather than causing the loss of these trees and the verge. Creation of a pavement urbanises the village edge - when it could become an attractive, integral part of the scheme.

Although I have concerns about development extending onto the plateau setting and potentially impacting on the long distance views up from the river valley and land to the south, I do not object to this development as on balance it will provide a more sympathetic rural edge. However, a reduced scale of development would be more in proportion when seen in association with the growth of Jubilee Close.

Green Infrastructure

The Council's Green Infrastructure Officer has issued the following consultation response relating to the original indicative layout which has now been revised:

The proposals submitted do not take opportunities to deliver a net gain in green infrastructure, and I do not consider they would deliver the net gain required to make the proposal acceptable.

The site also appears to have been planned in isolation from the proposals for the adjacent site (CB/16/04323), with which it shares western and southern boundaries. This is disappointing, as a complementary approach to the design of green infrastructure networks would have been beneficial.

The proposals for green space are fragmented. On a development of this scale, one single green space would be preferable, as the current size and layout of the green

spaces, and their poor design would limit their potential use and benefits. The green spaces proposed are not clearly part of the public realm, especially the one proposed to the south-west of the site. They have a side aspect with adjacent homes, rather than a more positive front aspect.

The proposals for drainage also fail to deliver green infrastructure benefits. Although the Design and Access Statement identifies the possibility of swales and attenuation basins, the flood risk assessment does not take this approach forward, and the SuDS relies on geocellular storage, permeable paving, and piped conveyance. As highlighted by SuDS colleagues, this should be reconsidered. The reliance on piped and pumped systems is contrary to CBC's adopted sustainable drainage SPD, and this engineered approach fails to deliver the multifunctional benefits required by the SPD, as they do not deliver biodiversity or amenity benefits. The local context of the site includes open ditches, and their use for conveyance and attenuation would be more in keeping with the local landscape character.

In order to be considered acceptable, the applicant should reconsider the design of the open spaces, and the design of the drainage proposals, to deliver a demonstrable net gain in green infrastructure. They should consider the local requirements for sustainable drainage as set out in the SPD, and demonstrate how these are met, and consider design guidance set out in CBC's Design Guide.

Ecologist

The Council's Ecologist has issued the following consultation response:

I have read through the submitted information and note that no impacts to protected species are expected. It is unfortunate that the only existing hedgerow on site has to be removed but I accept that this can be mitigated for through additional new planting. I would like to ensure that the future landscaping scheme includes locally native species which are nectar and berry rich so bringing the maximum benefit for biodiversity. I would also like to see integral bat and bird boxes provided in the built fabric of dwellings on the south and western boundaries of the site.

Pollution Team

The Council's Pollution Team have issued the following consultation response:

The site is located adjacent to a working farm and may be impacted by noisy activities on that farm as well as

vehicular movements on and around it and the Barford Road. It will therefore be necessary to ensure as with any development that the end users are protected from industrial and traffic noise and therefore I recommend the following conditions to ensure that facade, window and room layout, glazing and ventilation requirements are adequate.

Without prejudice to any decision you shall make should you be mindful to grant permission against the recommendations of Public Protection I ask that the following conditions are inserted on any permission granted.

Development shall not begin until a scheme for protecting the proposed dwellings from noise from agricultural activities and road traffic adjacent to the proposed development has been submitted and approved by the local planning authority. None of the dwellings shall be occupied until such the scheme has been implemented in accordance with the approved details, and it shall be retained in accordance with those details thereafter.

Leisure

The Council's Leisure Officer has raised no objection to the proposed development subject to financial contributions consisting of:

- £30,000 for Blunham Rec Play Area upgrade.
- £13,955 Blunham Rec outdoor sports facilities upgrade.

Affordable Housing

The Council's Housing Officer has issued the following consultation response:

I support this application as it provides for 15 affordable homes which reflects the current affordable housing policy requirement of 35%. The supporting documentation however does not indicate the proposed tenure split of the affordable units. The Strategic Housing Market Assessment (SHMA) indicates the tenure requirement as being 73% rent and 27% intermediate tenure from sites meeting the affordable threshold. This would make a requirement of 11 units of affordable rent and 4 units of intermediate tenure (shared ownership) from this proposed development.

I would like to see the affordable units dispersed throughout the site and integrated with the market housing to promote community cohesion & tenure blindness. I would also expect the units to meet all nationally prescribed space standards. We expect the affordable housing to be let in accordance with the Council's allocation scheme and enforced through an agreed nominations agreement with the Council.

MANOP

The Council's MANOP team's consultation response to the original scheme has been summarised as:

Our view is that the needs of older people should be considered as part of this proposal and, should approval be given, we would support a proportion of houses in the scheme being suitable for older people.

Environment Agency

We have no objection to this application.

Flood Risk / Surface Water Drainage

Please consult the Lead Local Flood Authority (LLFA)

Contamination

The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination.

Infiltration Sustainable Drainage Systems (SuDS)

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

Lead Flood Authority -
CBC SuDs Management
Team

The Lead Flood Authority has issued the following consultation response:

After submission of further documentation we consider that outline planning permission could be granted to the proposed development and the final design, sizing and maintenance of the surface water system agreed at the detailed design stage, if the following planning conditions are included:

Comments and recommendations

- Exceedance routes should be modelled to ensure failure will not flood existing or proposed properties.
- Where permeable paving is proposed we advise the design criteria is demonstrated in accordance with the

'CIRIA RP992 The SuDS Manual Update: Paper RP992/28 Design Assessment Checklists for Permeable/Porous Pavement'.

- CBC do not have the ability to adopt SuDS at present.
- Details of the proposed construction, phasing of works, management and future maintenance requirements of the surface water drainage scheme should be provided with the final detailed design. This should fulfil the requirements set out in the "CBC Sustainable drainage supplementary planning document" and "Surface water advice note", Adequate access to the surface water system should be provided in the sizing and layout of the scheme, with details of the proposed arrangements for maintenance.

Recommended conditions:

- Condition: No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (BGVABLUNHAM.10 September 2016, Soakage test report PN199 and drawing BGVABLUNHAM.10-601) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a site specific ground investigation report (in accordance with BRE 365 standards) to determine the infiltration capacity of the underlying geology and ground water level, as well as details of how the scheme shall be maintained and managed after completion. The scheme shall include provision of attenuation and a restriction in run-off to agreed rates. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.
- Condition: No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a management and maintenance plan for the surface water drainage and that the approved surface water drainage scheme has

been checked by them, has been correctly and fully installed as per the approved details. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

Internal Drainage Board No Comment.

Anglian Water Our reports show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

The Foul drainage from this development is in the catchment of Tempsford Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Waste Services The Council's Waste Services Team have issued the following consultation response:

The Council's waste collection pattern for Blunham is as follows:

- a. Week 1 – 1 x 240 litre residual waste wheelie bin, 1 x 23 litre food waste caddy
- b. Week 2 – 1 x 240 litre recycling wheelie bin, 2 x reusable garden waste sacks, and 1 x 23 litre food waste caddy.

Please note that bins are chargeable for all properties and developers will be required to pay for all required bins prior to discharging the relevant condition. Our current costs for these are: £25 +VAT per 240l bin, and £5 +VAT per set of food waste bins.

We require a swept path analysis to demonstrate that our waste collection vehicles can manoeuvre safely around site, as it is unclear from the drawings if there is sufficient. Space for a vehicle of the following dimensions should be provided:

Wherever possible, refuse collection vehicles will only use adopted highways. If the access road is to be used, it

must be to adoptable standards. Typically, until roads are adopted, bins are to be brought to the highway boundary or a pre-arranged point. If residents are required to pull their bins to the highway, a hard standing area needs to be provided for at least 1 wheelie bin and a food waste caddy, in addition to reusable garden waste bags. Our waste collection crew will move bins a maximum of 10m from a collection point to the waste collection vehicle.

Sustainable Growth and Climate Change

The Council's Sustainable Growth and Climate Change Officer has issued the following consultation response:

The proposed development should comply with the requirements of the development management policies: DM1: Renewable Energy; DM2: Sustainable Construction of New Buildings; and Core Strategy policy CS13: Climate Change.

Whilst the supporting documents acknowledge these policies they do not provide information on how the requirements of these policies will be met. I ask for the following information to be submitted at the reserved matters stage: energy and water efficiency, renewable energy contribution, climate change adaptation measures to minimise risk of overheating in dwellings and proposed ventilation strategy (please refer to the pre-application advice, ref CB/16/02615).

Should permission be granted for this development I request the following conditions to be attached to ensure that policies CS13, DM1 and DM2 requirements are met:

- 10% energy demand of the development to be delivered from renewable or low carbon sources;
- Water efficiency to achieve water standard of 110 litres per person per day;
- Development to include climate change adaptation measures to minimise risk of overheating.

Education

The Council's Education Officer has also issued the following comment:

John Donne is the lower school within Blunham. The school has a planned admission number of 24 and is unlikely to be able to manage the impact of this development without expansion.

The middle school is Alban Middle and the upper school is Sandy Upper. Alban is within Bedford Borough and schools here are currently going through a re-organisation to 2-tier. It is not yet clear how this will affect the capacity at Alban, or what the knock-on effect of the changes in Beds will be to schools in the Sandy area. At this moment in time only lower school contributions are required.

The Council's Education Officer has raised no objection to the application subject to the following financial contribution:

1. £101,393.60 lower school contribution to go towards the expansion of John Donne Lower School, to accommodate pupils from this development.

NHS

No response received at the time of writing.

CPRE

CPRE have issued the following consultation response:

This application is for 44 houses on a site outside of the Settlement Envelope of the village of Blunham, in open countryside in an area where land is graded from Grade 1 agricultural land – 'Best and Most Versatile' – Grade 3A and should be given protection from development.

Blunham is a rural village with a central Conservation Area, it sits between the River Ivel to the East and the Great Ouse to the North and West.

An adjacent site, allocated within the approved Mid Beds Local Plan and within the settlement envelope, has now been completed and has significantly expanded the village within the last 5 years. The selection criteria for sites submitted for assessment for inclusion in the Local Plan, includes consideration of the amount of development that has occurred over the previous 5 years.

A further application for 79 dwellings, CB/16/04323 Land off Barford Road, has been submitted for consideration and the cumulative impact of developments cannot be ignored when considering sites outside of the Local Plan process. CPRE are concerned that these sites will not be considered together, although assume that they will both be considered within the extant Core Strategy and Development Management Policies of CBC on building outside of the Village Envelope, with consideration of the proposed loss of good agricultural land, urbanisation of

the rural village of Blunham and in line with the principals of the NPPF. Other identified issues within the village are water pressure, surface water, sewage and drainage, traffic – speeding and parking on roadside, school parking, footways that are too narrow or absent and public transport. No archaeological survey has been submitted with this application.

CBC are in the process of developing a new Local Plan and have completed a Call for Sites and consultation on the Site Assessment Criteria to progress this. This site was not submitted and it suggests that the developers have no confidence in this site being accepted/acceptable, and are seeking to invoke Para 49 to ensure granting of planning permission. CBC have recently published for consultation (Shaping Central Bedfordshire) maps showing broad areas for possible development. Blunham is included in area D – an area for lowest – small to medium scale development.

CPRE also believes that Central Beds Council has a duty to protect such sites from development for existing policy reasons as expanded upon below. In the recent Appeal judgements referenced here, these existing Policies have been found to be in line with the intentions of the NPPF with and without a deficit in the 5 year supply of land for housing - now broadly addressed.

Within the Planning Statement, it is claimed that there is a shortfall in the 5 year land supply for Central Beds and so the Policies currently relied upon by CBC are out of date and the NPPF presumption in favour of sustainable development, requires that permission is granted to this site.

The SoS called in a decision for 42 houses on land in Aylesbury Bucks – ref 3137697 – 26th September 2016. This application involved a lack of 5 year land supply and a proposal for a development outside of the

Settlement Envelope in conflict with relevant Aylesbury Vale District Council's Policies. The SoS upheld the Inspector's decision.

Secretary of State concludes that the proposed development would not amount to sustainable development and that its adverse impacts would significantly and demonstrably outweigh the identified

benefits when assessed against the policies in the Framework taken as a whole. The Secretary of State therefore concludes that planning permission should not be granted.

The recent and very relevant Wrestlingworth Appeal Case APP/P0240/W/16/3150607, was dismissed as the Inspector supported CBC's refusal of Planning permission stating:

At 8 - The Council states that it can demonstrate a 4.76 year supply of housing land thus just short of its requirement, which the appellant does not dispute. In these circumstances, I find Core Strategy policy DM4 should be afforded some weight in my Decision.

At 21 – However, the Council is not significantly short in meeting its five year housing target and in light of the Hopkins Judgement referred to above I have attached some weight to this position.

Within his Judgement the Inspector found that: The proposed development would not accord with Core Strategy Policies CS14, CS16 and DM3. These state that the Council will require development to be of the highest quality by respecting local context and distinctiveness, and conserve and enhance the varied countryside character and local distinctiveness.

In this case the Inspector also refers to Policy DM4
The proposal would also not accord with Core Strategy policy DM4 (relating to Settlement Envelopes)

Likewise the earlier Henlow planning appeal decision (ref: APP/P0240/W/15/3003634) established Central Bedfordshire Council did not have a 5 year land supply and the development policies the Council used to refuse planning permission to this site were out of date. However, despite this, the Council's decision not to grant the Henlow site planning permission was upheld because the development of the site was incompatible with paragraph 49 of the National Planning Policy Framework (NPPF) on environmental grounds. Additionally, although the Council's Development Management and Core Strategy policies were out of date their content was similar in meaning to paragraph 49 and the other NPPF environmental policies.

The following quotes are taken from the Henlow planning appeal decision. They refer to the Council's Development Management and Core Strategy policies. The quotes show the similarity between these policies and the policy intent of paragraph 49 of the NPPF.

DM4 deals with developments within settlement envelopeswhere no land is available within the settlement a site adjacent to the settlement may be granted planning permission. Nonetheless, the fixed settlement envelopes would have the effect of constraining development, including housing, within these settlements.

CS 16 recognises the countryside outside of settlement as being a highly valued resource and should be protected for its own sake, safeguarding it from the increasing pressures of development.

DM14 goes on to identify that any development that has an unacceptable impact will be resisted.

Their overall objective is to protect the character and amenity of the countryside of which the appeal site forms a part.

Therefore I (the inspector) consider CS Policies DM4, DM14 and CS16 are relevant policies for the supply of housing within the meaning of Para 49 of the Framework.....

To the extent that the policies are concerned with the supply of housing, they must be regarded as out of date. However, the objectives of CS Policies DM4, DM14 and CS16 remain broadly consistent with those in the Framework which requires decision makers to recognise the intrinsic character and beauty of the countryside. To the extent that the policies are concerned with these matters I consider that they continue to attract due weight.

... landscape is about the relationship between people and place. It provides the setting of our day to day lives. This is a landscape in which people spend their leisure time. They experience it up close and at a distance..... (overall conclusion re environmental sustainability) on balance the adverse harm identified within the environmental role relating to character and appearance

outweighs environmental, social and economic advantages of the scheme, these adverse effects would result in considerable environmental detriment.

These quotes are very relevant in relation to the proposed site, therefore CPRE would argue there would be no environmental, social or economic benefits if this site were to be given planning permission – as expanded upon below.

CPRE Objections in Relation to Core Strategy & Development Management Policies – November 2009

Policy DM3: High Quality Development

The policy requires developments to be appropriate in scale to their setting; the proposed development is not in scale, would be destructive of the setting of Blunham and is not a natural extension to the Village.

Policy DM4: Development within and beyond settlement envelopes

The proposed site sits outside of the Village Envelope and would not be allocated for Market Housing as under policy DM4 – only Exception sites would be considered. The Planning Statement refers to a housing survey carried out in regard to the housing needs of residents of Blunham and that a need for 6 homes was identified. The developer suggests that through s106 agreements a 'link' with local people could be made for these homes. However, this type of development would form an Exception Scheme where land could be provided outside of the Village Envelope and be allocated in perpetuity for residents of Blunham or those with a close link to the village.

Policy CS8 Exception Schemes refers.

Policy DM14 Landscape and Woodland

CBC Development Strategy Policy 56 had expanded and updated those policies requiring landscapes to be conserved and enhanced. Central Bedfordshire LCA 2015 was published earlier this year. As this LCA sits outside of the Development Strategy, we believe its use when considering planning applications, is not affected by the withdrawal of the DS. LCA 4 Clay Valleys applies - Strong landscape character and visual connectivity with

.... the landscapes will be conserved and enhanced in accordance with the Landscape Character Assessment. Proposals that have an unacceptable impact on the landscape quality of an area will normally be refused.

CS16 Landscape and Woodland

Preserve and enhance the varied countryside character and local distinctiveness in accordance with the findings of the Mid Bedfordshire Landscape Character Assessment (now LCA 2015 applies)

DM16 Green Infrastructure

CPRE feels that the development will have significant impact on the environment and the visual view of the countryside landscape – DM16 seeks to ensure that development that adversely affects green infrastructure assets will not be permitted. Such assets include natural green spaces.

In a similar way in the Henlow Appeal Case, the Inspector found the terms of CS Policy CS16, DM4 and DM14 would be unacceptably compromised, in so far as they relate to taking account of impacts on the character and quality of landscape.

Paragraph 49 of the National Planning Policy Framework is being heavily relied upon to justify this development but the presumption is only valid for sustainable development and also relates to the lack of a 5 year supply of land for housing – which is no longer applicable in this case. CPRE believes this site is not sustainable on environmental grounds as outlined above and states the Government's core planning principals including:

Taking account of the different character of different areas. And recognising the intrinsic character and beauty of the countryside.....

We believe this site is not sustainable on grounds of Transport – Policy TP1A which requires developers to show how developments will reduce the need to travel and reduce reliance on cars: the proposal fails on both counts and should be refused accordingly.

The majority of working residents commute by car to work and to access other services. There is no regular bus service in this rural village for commuters. The number of car journeys made to employment, schools, GPs and major shopping centres will increase in line with the number of new homes.

CPRE believes this site is not sustainable on economic grounds. With no Community Infrastructure Levy in place, there will be no contribution being paid directly to the area to mitigate the effects of the development. Currently for economic reasons, it is the policy of CBC to use the New Homes Bonus to support the provision of front line services across Central Bedfordshire and not directly in support of areas affected by development.

CPRE believes this application should be refused as the detriments to the local area clearly outweigh any perceived benefits and it conflicts with the sustainability objectives of National Planning Policy, as illustrated in the final conclusion of the Inspector in both the Wrestlingworth and Henlow Appeal Cases as quoted above.

Other Representations:

Neighbours

50 representations received relating to Nos 25, 33, 34, 35, 38 and 40 The Avenue; Nos 2, 4, 15, 19, 31, 33, 34, 35(x3); 36(x2) Jubilee Close; Nos 20 and 50 Barford Road; Blunham house, Park Lane (x2); Nos 56, 58, 84 and 90 Station Road; Nos. 27 and 111 Grange Road; Nos. 20 and 62 High Street, Blunham; 59 High Street, Great Barford; Nos. 9 (x2) and 15 Pound Close; Nos. 1, 24a and 26 (x2) The Hill; Owls Hoot 7 The Hill; Nos 2 and 6/8 Tempsford Road; No 18 Park Lane; No.4 Wallsfield; No 11 and Station Masters Cottage, Old Station Court; Nos 1, 5 and 11 Walnut Close; and No 32 Blunham Close.

The comments and objections received have been summarised as:

- there is an opportunity to calm traffic;
 - support tree planting and green space close to road;
 - vehicle lights using the development junction will cause nuisance to No. 50 Barford Road;
 - loss of on street car parking for No. 50 Barford Road;
 - residents would no longer be able to place skip on the highway in front of No. 50 Barford Road due to the proposed junction;
 - overbearing, loss of privacy and overshadowing to No. 50 Barford Road;
8. Concerns in relation to existing vehicular speeding;

9. Affordable housing will not be for younger local residents;
10. Affordable housing on Jubilee Close did not go to villagers or people with links to the village the majority went to people from Luton or surrounding towns;
11. There is an unusually high proportion of social renting in Blunham further development would increase this percentage leading to an inappropriate and disproportionate allocation of social renting;
12. Moving to a village is a privilege not a right;
13. Large houses in the upper price bracket will encourage more burglaries;
14. Loss of grade 1 agricultural land (country not being self-sufficient with food production);
15. Village will lose its rural identity;
16. Detrimental impact on quality of life for residents of Blunham;
17. Development is too large;
18. Proposed housing too close to no.40 The Avenue;
19. Houses to great a scale on the edge of the countryside;
20. Traffic caused by existing traffic calming measures;
21. Lack of facilities such as shops, banks, post offices and libraries in the villages;
22. Lack of regular bus service;
23. Car parking concerns;
24. Concern in relation to extra air and noise pollution caused by extra traffic;
25. Noise and disturbance to existing residents from residents of the new development who do not understand village life;
26. Privacy concerns in relation to properties at The Avenue and overbearing impacts;
27. Loss of view;
28. Impact of construction noise upon elderly resident at No 40 The Avenue;
29. Extra litter and dog mess would result from new development as well as nuisance from pets;
30. Highway capacity concerns;
31. Lack of school places;
32. Lack of public transportation;
33. Lack of doctor/health facilities;
34. Flood risk;
35. Concern relating to pedestrian safety around the school;
36. No housing need;
37. Inappropriate due to location being next to a haulage company;
38. Layout of development not suitable for the location;
39. Concern relation to reduce property value on current properties neighbouring the site;
40. No provision for over 55's in relation to transport or medical care;

41. Crime issues will result from social housing;
42. Lack of employment opportunities in the village;
43. Noise and disturbance to neighbouring dwellings during construction;
44. Impact upon wildlife including: herons, bats, hedgehogs, frogs, foxes and birds of prey;
45. Large development not in keeping with the village;
46. Development is not sustainable in relation to transport and pedestrian movements;
47. Contrary to Policy DM3 due to proximity to properties in Jubilee Close;
48. Speeding and pedestrian crossing;
49. Additional traffic;
50. Debris upon the road would result from construction vehicles;
51. Concern in relation to the removal of the hedgerow at the front of the site in relation to appearance and screening of development;
52. Density of the development too high for the rural edge of countryside location of the site and the area;
53. Car parking concerns upon the high street;
54. No train station within Blunham;
55. Highway safety concerns;
56. Noise and disturbance to existing residents and will intrude on the peace and quiet on the cemetery;
57. Local residents do not walk to school;
58. Would spoil the unique character of our village;
59. Agree with the comments and objections submitted by Blunham Parish Council;
60. Loss of privacy from properties on Jubilee Close backing onto the site;
61. Significant and overbearing visual impact when entering the village providing a jarring view;
62. Too many houses being built in one period;
63. Loss of residential amenity to houses on Jubilee Close;
64. Barford Road currently serves as a short cut for commuters;
65. The village plan identified no housing needs that will be supported directly by these developments;
66. Blunham transport statement-FINAL 03 3.4 and 3.5 are not accurate, public transport to Bedford is only accessible by either walking a mile to Great Barford or by using one of only 6 buses a day to travel first to Sandy to catch a connection, 25 minutes is not achievable;
67. Large houses would not meet the need for village children to but instead they will be priced out the village;
68. Inaccurate and misleading transport statement;
69. There is only one shop in the village;
70. Nearest train station is Sandy;
71. Narrow single track bridge at Great Barford serves traffic from four directions each with traffic lights and

the delay rapidly becomes considerable on a regular basis;

72. Inadequate parking outside the school;
73. No amenities for teenagers;
74. A small open space can also encourage groups of young people to congregate which can cause problems;
75. Impacts on secondary schools in the area;
76. Loss of light to garden of No 32 Blunham Close and also loss of privacy;
77. Site is not on the edge of the village as suggested this would be the other side of the farm;
78. Developer has made clear attempts to prevent residents from attending consultation meetings, neglecting to inform those directly affected until days before the consultation meetings;
79. Traffic measures were taken during the school holidays, not a realistic indication of usual flow;
80. Great Barford is not in walkable distance and therefore the amenities cannot be included as being available for the development;
81. Fail to understand why the development is being rushed through before the local plan;
82. Why can't both these applications be submitted within Bedfordshire's new local plan?;
83. Surely there is enough empty properties, brown sites, sites away from existing areas that could be considered before causing extra stress on current villages;
84. Lack of garages on the new plan and concerns relating to car parking layout;
85. Contrary to policy CS1 designates Blunham as a large village when new development will be limited to small scale allocations that reflect the size and character of the community;
86. Objection to social housing as it is unfair to people who have paid a premium to live in a peaceful village;
87. Design and density of dwellings should consider neighbouring application and existing neighbouring dwellings;
88. Previous application for development on this site and it was rejected; and
89. Concern in relation to number of pupils expected at John Donne Lower School and the contribution required to facilitate this.

Full consultation responses are available to view.

Considerations

1. Principle of Development

- 1.1 The application seeks outlined planning permission with all matters reserved accept access for the construction of up to 44 dwellings including three over 55's bungalows, the provision of open space and associated development.
- 1.2 The site is located beyond the settlement envelope of Blunham as defined by the Proposal Maps. Policy CS1 defines Blunham as a Large Village for the purposes of the Development Plan. Policy DM4 seeks to safeguard to the Open Countryside from inappropriate development. It is considered that the proposed development would be contrary to Policy DM4 of the Development Plan.
- 1.3 Applications for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) forms a material consideration.
- 1.4 At the date of this letter the Council cannot demonstrate a robust five year supply of deliverable housing Paragraph 49 of the NPPF indicates that under such circumstances the policies with respect to the supply of housing within the development plan (including Policies DM4, DM14 and CS16) are deemed to be out of date and the presumption in favour of sustainable development applies. The presumption in favour of sustainable development as outlined by paragraph 14 of the NPPF for decision taking, means:
 - 90.** approving development proposals that accord with the development plan without delay; and
 - 91.** where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
 1. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 2. specific policies in this Framework indicate development should be restricted.
- 1.5 However, recent case law (Crane v SOSCLG (2015) EWHC 425 (Admin, 4th May 2015) indicates that policies DM4, DM14 and CS16 should not be disregarded. On the contrary, 'out of date' policies remain part of the development plan, and the weight attributed to them will vary according to the circumstances, including for example, the extent of the five year supply shortfall, and the prospect of development coming forward to make up this shortfall.
- 1.6 At the time of writing the Council can demonstrate a housing supply of 4.89 years, this is equivalent to 97.76% of the five year requirement. The Council is confident that there is sufficient development coming forward in the short term to make up this shortfall. In these circumstances, Policy DM4 is afforded some weight.
- 1.7 In addition, it is considered that Policy DM4 is out of date for purposes relating to housing supply however this policy is broadly consistent with those in the framework which requires decision makers to recognise the intrinsic character and beauty of the countryside and as such the extent that the policies are concerned with these matters continue to attract due weight.
- 1.8 The proposed development is to be considered against the three strands of

sustainability, social, environmental and economic, to determine whether any adverse impacts of granting outline planning permission for residential development on this site would outweigh the benefits of the proposal. Other up to date local policies will also apply.

- 1.9 Whether the adverse impacts of the development would significantly and demonstrably outweigh the benefits has been outlined within the report below.
2. **Impact upon the character and appearance of the area including the intrinsic character and beauty of the countryside and the visual impact upon the landscape including Trees and areas of tranquillity**
- 2.1 The site lies at the western edge of Blunham, on the elevated plateau to the east of the Ouse Valley. The site is on the transition between the Great Ouse Valley Clay landscape and the East Marston Clay Vale. The site itself forms an arable field with no high quality features upon the site in respect of trees or boundary hedgerows and as such the Trees and Landscaping Officer, has raised no objection to development in that respect.
- 2.2 The Council's Landscaping Officer has raised concerns about the incremental loss of the agricultural land that forms the western edge to Blunham. The encroachment of built development into the open countryside is a negative impact of the proposal. However the site abuts development on two sides, appearing as a logical extension to the settlement and is not considered to form an isolated site.
- 2.3 The Landscaping Officer has acknowledged that the development at Jubilee Close has very limited landscape integration and appears as an Urban Edge at the gateway of the village and the development represents an opportunity to improve this gateway.
- 2.4 It should be noted that public viewpoints into the site can be taken from the immediate context on approach to the village upon Barford Road and views from The Avenue . However due to the Mature Landscaping at the Cemetery to the south of the site and the west of the site by Hanger View Farm the most prominent public view of the site from the Countryside to the west is from the public footpath known as NCN12. This view is approximately 940 metres to the southwest of the site and the view is across arable fields, with the site visible between the two blocks of landscaping at the Cemetery and Hanger View Farm.
- 2.5 There is significant concern due to the exposure of the development on two sides to open countryside and the prominence of the site at the gateway of the village. A development that does not feature a significant landscape buffer to the south and western boundaries of the site could cause harm to the character and appearance of the area including the intrinsic character and beauty of the Countryside that would weigh heavily against the scheme. However equally the development provides an opportunity to improve the existing visual transition between the settlement of Blunham and the countryside, as well as an opportunity to provide a high quality gateway to the village, in addition to the benefit of homes to meet the Council's identified housing need.
- 2.6 Therefore it is considered that the scale of development and soft landscaping

are key to the assessment of this application in respect of impact upon the character and appearance of the area, including the intrinsic character and beauty of the countryside.

- 2.7 When considering the Character of built development within Blunham and the edge of settlement location of the site, it is considered that development should not appear prominent and should be sensitively designed to form a visual transition of development into the open countryside. The proposed development would result in a density per hectare of approximately 28 which does not constitute high density and is representative of the density levels within Blunham.
- 2.8 When considering the character and scale of development within Blunham and the edge of countryside location of the site, it is considered necessary, relevant and reasonable to impose a condition that would ensure no building within the site would be of a greater scale than two storeys in height. The scale of each individual building forms a reserved matter and as such would be subject to consideration at that stage.
- 2.9 Although this application is for outline planning permission the application includes a Landscape Strategy that includes a significant landscaping strip to the west and south of the site with a substantial landscaping buffer to the southwester corner of the site, which are beyond the curtilage of dwellings, to ensure maintenance of such features. It is considered that such landscaping buffers are in principle essential to ensuring development would not cause significant and demonstrable harm to the character and appearance of the area and the intrinsic character and beauty of the Countryside. Therefore it is considered necessary, relevant and reasonable to impose a condition that would ensure any subsequent application for reserved matters would include a substantial landscape buffers for the full length of the western and southern boundaries of the site, to ensure that development upon the site would not cause significant and demonstrable harm to the character and appearance of the area and the intrinsic character and beauty of the countryside, which if not provided to an acceptable standard would be considered to outweigh the benefits of the development.
- 2.10 It should be noted that there is an existing mixed hedgerow and trees to the front of the site which forms a positive feature in the gateway of the village, providing a visual transition from the countryside to rural village settlement. Although this existing planting is a positive feature, this feature would be required to be removed as a result of the proposed development due to the conflict of requiring a safe pedestrian footpath and the realignment of a drainage ditch. It should be noted however that this feature is not protected by the Hedgerow Regulations and could be removed at any time. Landscaping is a reserved matter, and as such an acceptable landscaping scheme would be sought at that stage.
- 2.11 For the reasons outlined above, subject to conditions it is considered that the proposed development would not cause significant and demonstrable harm to the character and appearance of the area, including the intrinsic character and beauty of the countryside, in accordance with Policy CS14, CS16, DM3 and DM14 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework.

2.12 Matters relating to the detailed appearance, layout, landscaping and scale of the development form reserved matters. Concern has been raised in relation to the proposed developments impact upon the Conservation Area of Blunham, however when considering the Conservation Area is hundreds of metres away from the site, with limited intervisibility between the site and the Conservation Area, it is not considered that the development would affect this heritage asset.

3. Impact upon the amenity and living conditions of occupiers of neighbouring dwellings and the future occupiers of dwellings within the development

3.1 The layout, landscaping, scale and appearance of buildings are reserved matters and as such the detailed impacts of development upon neighbouring dwellings, in relation to loss of light, outlook, privacy or overbearing impacts cannot be assessed in detail at this stage. However it is considered that it has been demonstrated that the site is of a scale that a development up to 44 dwellings could be designed without causing harm to the amenity and living conditions of neighbouring dwellings and providing acceptable amenity and living conditions of future occupiers, in accordance with the Central Bedfordshire Design Guide (2014). The detail of the development will be assessed at reserved matters stage.

3.2 For the reasons outlined above it is considered that the proposed development could be acceptable in the context of Policy DM3 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework.

4. Housing Mix and Affordable Housing

4.1 Under Policy CS7 of the Core Strategy, 35% of all developments for four dwellings and above should be provided as Affordable Housing units. The proposal for up to 44 units or more would qualify for Affordable Housing provision and 35%. The applicant has proposed a 35% affordable provision across the development and shall form heads of terms for the legal agreement that would be required if Members resolve to grant consent. As such the proposal would comply with the requirements of Policy CS7.

4.2 In addition to the above affordable housing provision the development would include three over 55's bungalows, to meet local needs as an additional benefit weighing in favour of the development. It is considered to be necessary, relevant and reasonable to impose a condition to secure this accommodation as a benefit that weighs in favour of the development. The applicant has agreed to the provision of these dwellings.

5. Highway Safety and Car Parking

5.1 Concern is raised in relation to existing traffic through Blunham and the traffic implications of development upon the site. However the Councils Highways Development Control Officer has raised no objection to residential development on this site. The application is supported by a robust Transport Assessment detailing traffic generation and distribution that confirms that the access and surrounding highway network has sufficient capacity to accommodate the traffic movements from the new development.

5.2 The application indicates the provision of a pedestrian footway along the whole

frontage of the site linking up with the existing provision at the Junction Jubilee Close. It is considered necessary, relevant and reasonable to impose a condition, to ensure the provision of a 2 metre wide footway.

- 5.3 The submission includes details of the proposed estate road junction onto Barford Road that accords with current design criteria. The application proposes to modify the existing traffic calming measures intended to encourage lower speeds where the proposed junction arrangements conflicts with those measures as well as supplement with a pedestrian crossing. Such off-site works are desirable in this case however the Highway Authority have requested a commuted sum of £44,000 (£1000 per dwelling) to be secured by S106 agreement to enable a comprehensive scheme to be development rather than piecemeal in the context of the neighbouring sites application under CB/16/04323/OUT. The applicant has agreed to this obligation.
- 5.4 When considering the low density of development is considered that a development of up to 44 dwellings within the site could comply with the Councils Parking Standards and this matter would be fully addressed through a reserved matters submission.
- 5.5 As such it is considered, subject to conditions and S106 agreement, that the proposal would not be prejudicial to highway safety and would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 4 of the NPPF in this respect.

6. Other Planning Obligations

- 6.1 Significant weight should be given to the National Planning Policy Framework, which calls for the achievement of the three dimensions of sustainable development: economic, social and environmental. It is considered that Policy CS2 of the Core Strategy for the North is in accordance with the National Planning Policy Framework. This states that developers are required to make appropriate contributions as necessary to offset the cost of providing new physical, social, community and environmental proposals .
- 6.2 In this case, Spending Officers were consulted and comments returned from Education and Leisure. The following contributions are requested and shall form heads of terms for the legal agreement that would be required if Members resolve to grant consent. As such, it is considered that the proposal would conform with policy CS2 of the Core Strategy for the North.
- 6.3 Education:
- 6.4 A number of concerns have been expressed about the further impact on the existing schools within the catchment area as a result of this development. The Council's Education Spending Officer has raised no objection to the application subject to the following financial contribution:
- 92.£101,393.60** towards the expansion of John Dune Lower School in Blunham to accommodate pupils from this development.
- 6.5 The middle school is Alban Middle and the upper school is Sandy Upper. Alban is within Bedford Borough and schools here are currently going through a re-organisation to 2-tier. It is not yet clear how this will affect the capacity at

Alban, or what the knock-on effect of the changes in Beds will be to schools in the Sandy area. At this moment in time only lower school contributions are required.

6.6 Leisure:

6.7 The Council's Leisure Officer has raised no objection to the development in relation to additional children from the development requiring outdoor sports facilities and children's play facilities, subject to the following financial contributions:

93. £30,000 for the construction of two Local Areas of Play at Blunham Recreational Ground

94. £13,955 calculated in accordance with Sport England's Playing Pitch Calculator for the upgrade of existing sport facilities at Blunham Recreational Ground.

6.8 NHS services:

6.9 A number of concerns have been expressed about the further impact on the existing health provisions within Blunham as a result of this development. The CCG was consulted as part of this application, but at the date of this report no response has been received and as such, despite local concerns raised, there is no evidence base to support the requirement for additional NHS service provisions on the basis of the number of units proposed for this development. Any response received following this report shall be included in the Late Sheet.

Build Rate Timetable

6.10

The applicant has confirmed their acceptance to agreeing a build rate timetable which would be controlled by a legal agreement. As a result, this reaffirms that the development would contribute to the councils 5 year housing supply and as such significant weight can be applied to the provision of housing towards that supply.

6.11

It is considered that these obligations are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. The developer has agreed to these obligations.

6.12

7. Biodiversity

7.1 The Council's Ecologist has raised no concern in relation to the impact to protected species which are not expected from this development. Furthermore the Council's Ecologist has raised no objection to the removal of the existing hedgerow on site subject to mitigation through additional new planting.

7.2

The Ecologist has expressed that any future landscaping scheme should include locally native species which are nectar and berry rich to bringing the maximum benefit for biodiversity and has requested a condition for the provision of integral bat and bird boxes provided in the built fabric of dwellings on the south and western boundaries of the site to provide a net gain for biodiversity, in accordance with the NPPF.

7.3 The detail of a landscaping scheme is a reserved matter and as such the detail of species of plants has been reserved for a later application. However it is considered necessary, relevant and reasonable to impose a condition for the submission of a scheme for the provision of bird and bat boxes within the site.

7.4 Subject to conditions it is considered that the proposed development is acceptable in this context.

8. Flood Risk and SUD's

8.1 The site is located within Flood Zone Area 1 whereby the probability of flooding is identified as being low. As such, no representation has been received from the Environment agency.

8.2 From 6th April 2015 local planning policies and decisions on planning applications relating to major development, must ensure that sustainable drainage systems (SuDS) for the management of surface water runoff are put in place, unless demonstrated to be inappropriate. A flood risk assessment and an indicative surface water drainage strategy was supplied for consideration as part of the application and the Councils SuDs Officer is satisfied that an appropriate Sustainable Drainage System could be implemented on site so as limit any flooding potential and as such has not wish to raise any objection to this proposal subject to the imposition of conditions to control detailed design and provision at the reserved matters stage and details of maintenance via condition. In addition, neither the Internal Drainage Board or Anglian Water have wished to raise an objection to this application, subject to conditions of control of the provision as suggested by our SuDs officer. As such it is considered that the proposal accords with the Councils adopted SuDs guidance and the section 10 of the NPPF.

9. Green Infrastructure

9.1 The Council's Green Infrastructure Officer raised concerns in relation to the original illustrative layout for the proposed development which included fragmented green spaces throughout the site. The layout of the development is a reserved matter, however a revised illustrative layout has been submitted to address this concern. A single open green space has been provided. The amended illustrative layout includes a single larger green space in the public realm to increase the areas potential benefit/ use.

9.2 It is considered that it has been demonstrated that the development could provide accessible land for informal recreation within the site, in accordance with Policy DM16 of the Core Strategy and Development Management Policies (2009). The layout of the development is a reserved matter.

10. Energy efficiency

10.1 Policy DM1 requires that developments achieve 10% or more of their own energy requirements through on-site or near site renewable or low carbon technologies unless it can be demonstrated that to do so would be impracticable or unviable. Policy DM2 requires that all proposals for new development should contribute towards sustainable building principles.

10.2 A condition would require details of energy efficiency measures.

11. Fire Hydrants

- 11.1 The Bedfordshire Fire Service has identified that new residential developments should allow for the provision of fire hydrants and appropriate access. This is a matter than could be designed into the layout at the detailed application stage and can be controlled by condition.

12. Foul Drainage

- 12.1 Anglian Water in relation to this development and the capacity of foul water drainage infrastructure has raised no objection to the proposed development. Subject to a condition that would ensure that an appropriate foul water drainage strategy is submitted to and approved in writing by the Local Planning Authority, it is considered that the development would be acceptable within this context.

13. Noise and disturbance

- 13.1 The Council's Pollution Team has raised concerns in relation to noise and disturbance to future residence of the proposed development in relation to noise generated from vehicular movements on Barford Road and noise generated from the adjoining land to the west and south of the site as a working farm.
- 13.2 It is not considered that such levels of noise would be materially different from that experienced by dwellings upon Jubilee Close, Barford Road or The Avenue which do not feature such noise mitigation measures. No history of noise complaints from such uses have been used to evidence such a requirement upon the development. Therefore when considering the nature and frequency of such movements and activities, the location of existing neighbouring dwellings, and the lack of a history of complaints relating to noise it is not considered necessary or reasonable to impose a condition for noise mitigation measures.
- 13.3 It is considered that the development would provide acceptable living conditions for future occupiers in the context of Policy DM3 of the Core Strategy and Development Management Policies (2009).

14. Equality and Human Rights

- 14.1 Based on information submitted there are no known issues raised in the context of Human Rights/ The Equalities Act 2010 and as such there would be no relevant implications.

15. Loss of agricultural land

- 15.1 The development site would result in the loss of Grade 1 good quality agricultural land whereby paragraph 112 of the NPPF states *"Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"*.
- 15.2 It is considered that the loss of this high quality land is a negative impact of the development that weighs against the scheme, however when considering the planning policy context of a lack of five year housing land supply, and in the context that some weight can be given the Council's position of nearing its supply, it is not considered that the loss of 1.6 Hectares of Grade 1 agricultural

land is of such significance as to warrant the refusal of planning permission individually or collectively with the other dis-benefits identified within this report that cannot be mitigated by conditions or obligations.

16. The Planning Balance and Conclusions

16.1 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

16.2 The Council cannot currently demonstrate an ability to meet its housing need for the next five-year period. As such, Policy DM4, insofar as it prevents development outside of the Settlement Envelope, is out of date. That said, appropriate weight can be afforded to 'out of date' policies because the Council can demonstrate an ability meet a large proportion of its housing need.

16.3 There is a presumption in favour of sustainable development set out in the NPPF. Where an ability to meet identified housing need cannot be demonstrated, the development would be sustainable if the dis-benefits of the development would not significantly and demonstrably outweigh the benefits.

16.4 Significant weight must be given to the delivery of up to 44 homes (including affordable homes and over 55's accommodation) at the site over the next five-year period. Weight is also given in favour of development in relation to the provision of jobs during construction and the benefit of softening the existing urban edge of Blunham.

16.5 Subject to Conditions and planning obligations outlined it is considered that there are no harmful impacts associated with the development that individually or collectively that would significantly and demonstrably outweigh the benefits of the development.

Recommendation:

That Outline Planning Permission be **GRANTED** subject to a S106 agreement and the following Conditions:

1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

3 The development hereby permitted shall begin not later than two years from

the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 Any subsequent reserved matters application shall include the provision of three over 55's bungalows. Each of the bungalows hereby approved shall be occupied only by :
- a) persons aged 55 or older; or
 - b) a widow or widower of such a person or persons, or
 - c) any resident dependant or dependants of such a person or persons, or
 - d) a resident carer of such a person or persons.

Reason: In view of the need for elderly accommodation in the area and in accordance with the NPPF.

- 5 Any subsequent reserved matters application shall not include any dwellings that are more than 2 storeys in height.

Reason: In order to provide an appropriate form of development in the interests of visual and residential amenity in accordance with policies CS14 and DM4 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF.

- 6 Any subsequent reserved matters application shall include strategic landscaping buffers beyond the curtilages of dwelling houses along the southern and western edge of the site.

Reason: To safeguard the character and appearance of the area including the intrinsic character and beauty of the countryside on this prominent gateway and edge of settlement site, in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), thereby ensuring the harm caused by the development does not significantly and demonstrably outweigh the benefits of development in accordance with the NPPF.

- 7 **No development shall take place until a implementation timetable for all hard and soft landscaping, in full accordance with the Landscaping details approved under Condition 2 and a ten year Landscape Maintenance and Management Plan from the date of its implementation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. All landscaping shall be implemented in accordance with the approved implementation timetable and shall be maintained and managed in accordance with the approved maintenance and management plan following its implementation.**

Reason: Details are required prior to the commencement of development to ensure that the appearance of the site would be

acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009 and the harm of the development would not outweigh the benefits in accordance with the NPPF.

- 8 Prior to occupation of any dwelling approved as part of any reserved matters application the means of access shall be constructed in accordance with the details shown on the submitted plan: IR.BGVABLUNHAM.21_02 Rev: B.

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 9 **Notwithstanding the details submitted with the application, no development shall commence until details of a 2 metre wide footway along the entire site frontage to form a continuous link to the junction of Jubilee Close has been submitted to and approved in writing by the Local Planning Authority. The details shall include surfacing and kerbing materials. The dwelling hereby approved shall not be occupied until such time as the footway has been constructed in accordance with the approved details.**

Reason: The details are required prior to commencement to safeguard the historic character and appearance of the area and in the interests of road safety and pedestrian movement, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

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

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

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

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

- 12 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (BGVABLUNHAM.10 Rev B and Soakage Test Report PN199) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a site specific ground investigation report (in accordance with BRE 365 standards) to determine the infiltration capacity of the underlying geology and ground water level, as well as details of how the scheme shall be maintained and managed after completion. The scheme shall include provision of attenuation and a restriction in run-off to agreed rates. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

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

- 13 No dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a management and maintenance plan for the surface water drainage and that the approved surface water drainage scheme has been checked by them, has been correctly and fully installed as per the approved details. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

- 14 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
 - c) extent and location of proposed works shown on appropriate scale maps and plans;**
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
 - e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

Reason: Details are required prior to the commencement of development to ensure the development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

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

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

- 16 **No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of the dwellings the fire hydrants serving that development shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.**

Reason: Details are required prior to the commencement of development in order to ensure appropriate access to fire hydrants for use in the event of emergency in accordance with policy DM3 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF.

- 17 **No development shall take place until an Construction Management/Method Plan and Statement with respect to the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement/Plan. The details shall include, amongst other things, access arrangements for construction vehicles; compounds, including storage of plant and materials; details of wheel washing facilities; loading and unloading areas; method of materials extraction and re-use.**

Reason: Details are required prior to the commencement of development in the interest of safeguarding the local residential amenity and highway safety, in accordance with Policy DM3 of the Core Strategy and Section 4, 7 and 13 of the NPPF.

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

Reason: Details are required prior to the commencement of development, in the interests of sustainability, in accordance with Policy DM2 of the Core Strategy and Development Management Policies and Section 10 of the NPPF.

- 19 The details required by Condition 2 of this permission shall include a detailed waste audit scheme for the residential units in that area. The waste audit scheme shall include details of refuse storage and recycling facilities. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy for the North & Section 7 of the NPPF.

- 20 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BLU1608_L001, IR.BGVABLUNHAM.21_02 Rev: B (insofar as it proposes the development access arrangements only).

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

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.
3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contracts team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place unless otherwise agreed.
4. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be

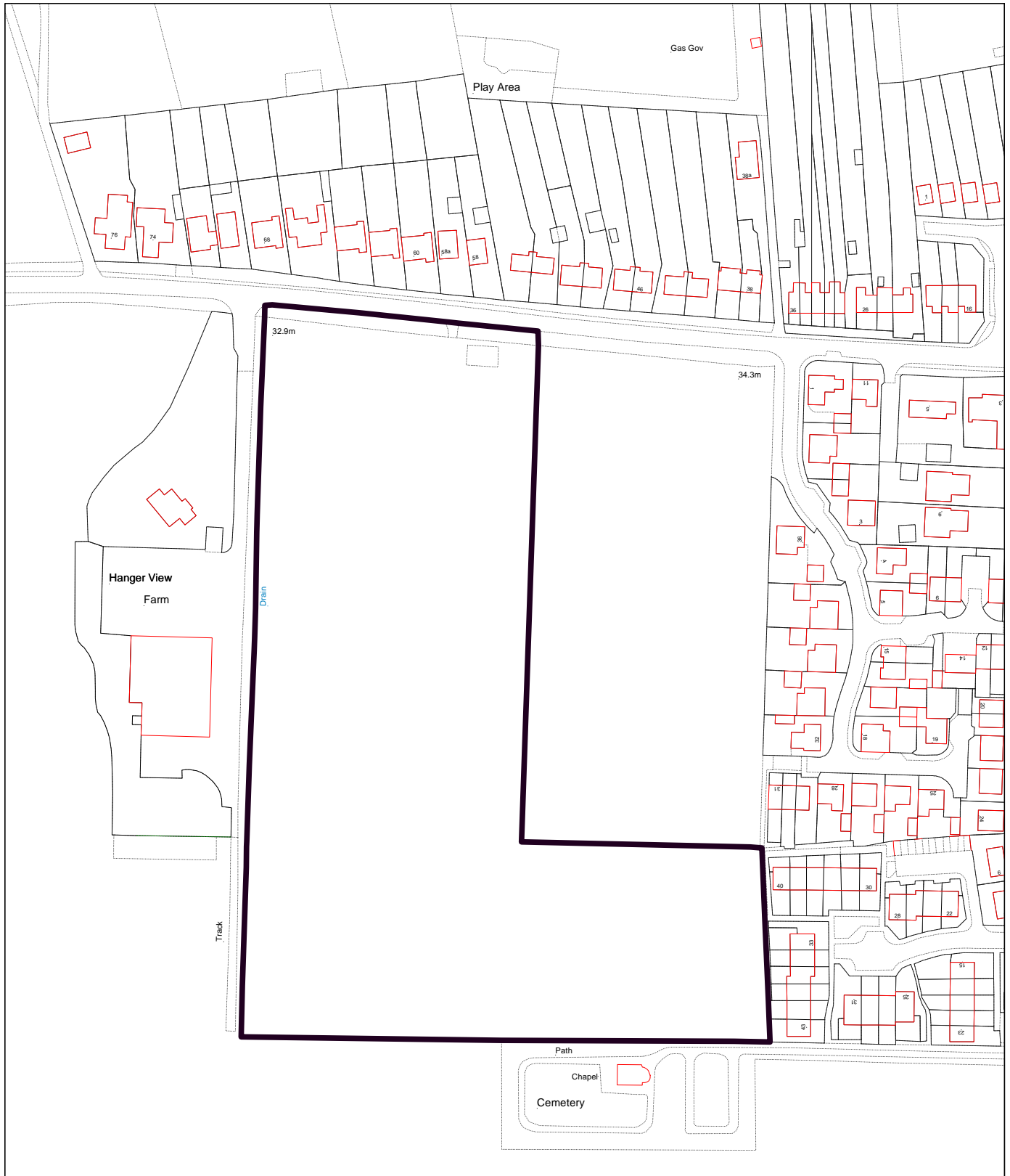
Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

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

DECISION

.....
.....

This page is intentionally left blank



	© Crown Copyright. All rights reserved. Central Bedfordshire Council Licence No. 100049029 (2009)	Application No. CB/16/04323/OUT
	Date: 12:December:2016 Map Sheet No	
Scale: 1:2000	Land at Barford Road, Blunham, Bedford, MK44 3NE	

This page is intentionally left blank

Item No. 07

APPLICATION NUMBER	CB/16/04323/OUT
LOCATION	Land at Barford Road, Blunham, Bedford, MK44 3NE
PROPOSAL	Outline Application: residential development of up to 79 dwellings including provision specifically for over 55s with all matters reserved except access.
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Alex Harrison
DATE REGISTERED	02 November 2016
EXPIRY DATE	01 February 2017
APPLICANT	Larkswood Design Ltd
AGENT	Woods Hardwick Planning
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Smith <ul style="list-style-type: none">• Constitutes a 40% increase combined with adjacent development of 44 houses• Development has the potential to make existing traffic congestion worse and cause safety issues. Parish Council objection to a major application The development is a departure from the development plan.
RECOMMENDED DECISION	Outline Application - Approval recommended

Reason for Recommendation

The proposal is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document; however the application site is closely related to the existing settlement boundary in Blunham which is considered to be a sustainable location for planning purposes. The proposal would have an impact on the character and appearance of the area however this impact is not considered to be harmful given that there are other dwellings in this area adjacent to the open countryside already. There is a loss of Grade 1 agricultural land however the provision of housing is considered to outweigh this impact. The proposal is considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document (2009) and the Council's adopted Design Guidance (2014). The proposal would provide policy compliant affordable housing and the whole scheme would contribute to the Council's 5 year housing supply as a deliverable site within the period. These benefits are considered to add weight in favour of the development and therefore the proposal is considered to be acceptable

Site Location:

The application site is part of an arable land parcel which partly abuts the settlement envelope for Blunham. For planning purposes the site is located within the open countryside.

To the north lie residential properties forming a ribbon of development fronting Barford Road. To the west of the site lies Hanger View Farm which contains a dwelling and commercial business. Immediately to the east lies the remaining part of the land parcel which is currently subject to application ref CB/16/04369/OUT, which seeks consent for 44 dwellings and is also on this agenda. Further eastwards lies the Jubilee Close residential development. To the south lie open countryside and the village cemetery at the south eastern corner.

The Application:

Outline planning permission is sought for the development of the site to provide up to 79 dwellings. The provision will include accommodation specifically for occupiers aged 55 and over and will also include bungalows. The scheme proposes 6 over 55 units and 9 bungalows.

All matters are reserved aside from access which is proposed as a priority junction arrangement onto Barford Road.

Among the submitted application details is an indicative layout which shows how the scale of development could be accommodated. Since its original submission this layout has been amended to incorporate stronger landscaping features into the layout. The application also showed detail of the proposed access arrangement along with proposed highway works to provide a pedestrian crossing on Barford Road. The amended layout plan shows development providing 75 dwellings.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS5 Providing Homes

DM1 Renewable Energy

DM2 Sustainable Construction of New Buildings

DM10 Housing Mix

DM4 Development Within & Beyond the Settlement Envelopes

CS14 High Quality Development

DM3 High Quality Development

DM13 Heritage in Development

CS7 Affordable Housing

CS2 Developer Contributions

CS15 Heritage

Development Strategy

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

None on this site but of relevance is the following application, also on this agenda:

Application Number	CB/16/04369/OUT
Description	Outline Planning Permission for development of 44 dwellings at land immediately east of this application site.

Decision	Also on this agenda.
----------	----------------------

Consultees:

Blunham Parish Council	Blunham Parish Council objects to this application for the following reasons:
------------------------	---

- This development is excessive & far too large for this village.
- It will have a detrimental visual impact on the rural landscape - especially from the cemetery. The development is unsympathetic to the rural landscape on the edge of the village.
- Noise from the haulage business next door makes this development unsustainable. Having residential dwellings so close to a haulage business that operates with heavy vehicles 24/7 is not appropriate. The average decibel levels recorded at the site are well above the stated maximum for a residential area. The suggestion in the Noise Assessment that the residents of the new properties should simply "shut their windows", is impractical as a sustainable solution through all weathers, & surely be deemed unacceptable.
- The drainage assessment seems to be old data before Jubilee Close was built. This is inadequate. Pooling of water at the bottom of The Hill is already evident since Jubilee Close was built.
- Our Housing Needs Survey did not identify a housing need for over 55's. Indeed, the survey clearly shows that Blunham has an aging population with well above average numbers of older people in comparison to the average in Central Beds. Providing additional housing

for older people will only compound this problem further. The survey only identified a need for 6 small family homes.

- Providing housing for older people at the top of a steep hill is inappropriate. These residents would need to go up & down a steep the hill to reach all village amenities. In addition to this they would have to cross this busy road with evidenced speeding problems to reach most of these amenities. The recent traffic studies reveal that despite traffic calming measures being installed, speeding is still an issue (see item 9). There is no pedestrian crossing. Many village amenities are on the opposite side of this busy road including the children's play area, the sports field, BMX Track, village shop/post office, fish & chip shop & village hall (where most community activities take place). It is unwise to increase the population on this side of the road - especially homes for older people & families.
- The public transport links in Blunham are very poor, & evidence shows older people are more likely to be dependent on public transport. It is likely from the new Passenger Transport Strategy we will be left heavily reliant on Community Transport.
- The impact on our rural cemetery is of great concern. This is a place of peaceful reflection & having a development of family homes adjacent it, is completely inappropriate. The row of "homes for the elderly" proposed directly adjacent to the cemetery is insensitive, & given that there is no need for this type of housing, seems only to be there to push back the family homes away from the cemetery. Additionally, the cemetery boundary/gate at this area is of an unacceptable standard if housing were to be added. The plans do not show a substantial wooded area between the development & the cemetery, which would be essential in order to respect the privacy of mourners, & preserve the necessary peace & quiet. This would also protect the residents from witnessing interments & exhumations, which may be distressing for them.
- The resulting increase in traffic is a great concern, on a road with known speeding issues. This is evidenced by 2 recent surveys. This continued speeding problem is despite traffic calming measures being installed, & a Vehicle Activated Speed Sign added. The traffic count was done during school holidays so was lighter than usual. Blunham is a well-known rat run to the A1 in both directions. This will have an impact on the whole village as well as the obvious impact on Barford Rd & The Hill. The impact on Station Rd is of particular concern as well, as this road has already been

identified as priority for traffic calming by Highways, & this development will make this problem even worse. The surrounding minor road network is already over capacity.

10. The impact on our school is of great concern. Lack of parking at the school is already a known issue, & this development will make this situation worse. When Jubilee Close was built (36 homes), the school anticipated needing to accommodate 5/6 extra children. It actually turned out to be 18. The impact of this development will create the need for significant development at the school. The school is currently in consultation to change its status from "Lower" to "Primary" (with children leaving at age 11 rather than age 9) and for the village school to feed into Sandy rather Great Barford. Results of this consultation will not be known for a few weeks but, if approved, would indicate a larger increase in child numbers at the school. (please see further comments below under "cumulative impact").
 - Safe access in & out of the development is of great concern. Access for service vehicles has not been addressed & looks to be challenging.
 - There is no detail about Heads of Terms for S106. There are a number of highways challenges that will need to be addressed including traffic calming in Barford Rd & Station Rd, a pedestrian crossing, yellow lines, parking at the school, & parking at the sports field. The cemetery capacity is of concern, & a significant contribution would be required to find land to build an extension to the cemetery. The current cemetery boundary will also need to be significantly improved.
 - Sewerage waste is stated as being covered under reserved matters. This is a fundamental issue that should be addressed in the outline application.
 - 79 homes represent overdevelopment of this site, & would not allow space for adequate parking provision. Squeezing 79 homes into this space would not leave enough open green spaces within the site to stop it having such an urban feel.
 - Insufficient local infrastructure, in particular public transport links are very poor (see item 7).
 - The Ecological Survey reports some significant sightings, which make development of this site very concerning. Firstly, the report of Brown Hare is very important as this hare is undergoing a disastrous decline, & one has not been spotted in Blunham for several years. The fact that one was sighted on this land is highly significant & probably indicates breeding for the first time in many years. Common Whitethroat was also noted as being present. Until very recently

this was graded amber, & it remains a very important local species in our Parish.

- As CBC is now reaching its 5-year housing targets, it is not necessary to rush into permitting a site that is so obviously unsustainable. When the Parish Council carried out a detailed sustainability review of the sites put forward in Blunham for the call for sites, unsurprisingly this site did not rank highly. It has far too many challenges to make it a sustainable option for a development of this type.

Cumulative impact of three planning applications at the same time, two side by side, CB/16/04323/OUT & CB/16/04369/OUT, plus a third directly opposite, CB/16/04657/OUT, totalling 132 homes

These three applications combined represent a 30% housing increase in one hit - this is simply not sustainable. Three developments in one go would have a significant impact on resident's lives. We specifically raised these points with the two larger developers at pre-planning consultation. We would urge you to seriously consider the impact of three sites starting up simultaneously with three dangerous site access points in close proximity, plus duplication of all deliveries and subcontract labour.

Such a large urban extension to the village changes its character completely.

There are limited details of Heads of Terms for S106 agreements & there would need to be considerable budget allocated to this for these applications, in light of the overwhelming impact delivering these three developments at once would have. This includes the impact on the highway, the school, the level of amenities in the village & land for a cemetery extension.

Education is a particular concern, & we would ask that Officers are rigorous in their assessment of the impact these developments will have. John Donne School anticipates it will need an additional classroom to accommodate this sudden growth, & has written to you separately on this matter. Blunham children are in Alban school catchment which is within Bedford Borough Council, & therefore operating a two-tier system. As there is considerable development close to Alban school, & the places are allocated on a distance basis, we are extremely concerned that Blunham children will not get a place.

There are no doubt many other infrastructure impacts

which have yet to be identified such as drainage & sewerage improvements. The cost of the S106 provision to make these three developments sustainable could make them unviable.

Great Barford Parish
Council (adjoining)

Great Barford Parish Council would like to make you aware of its concerns about planning application CB/16/04323/OUT Barford Road, Blunham. An additional 79 dwellings on Barford Road will greatly increase the volume of traffic passing through Great Barford; a village which is already congested. Long queues of traffic are seen on a daily basis waiting to cross Great Barford bridge from Barford Road. Great Barford bridge is an ancient monument and this must be taken into account when considering increasing the regular volume of traffic using it.

Highways

I am also considering the impact of the similar outline application for residential development on the adjacent site reference 16/4323. Which I have to say is a shame that they were not submitted as a joint scheme that could have provided just a single point of access onto Barford Road. Nevertheless there is no reason why each site cannot be developed independent of each other and therefore I will consider each site on their individual merits.

Looking firstly at the principle I can confirm that there is no overriding highways reason to object to residential on this site. The proposal has been the subject of pre-application discussion and I am able to confirm that the current submission accords with those discussions. The application is supported by a robust Transport Assessment detailing the traffic generation and distribution that confirms that the access and surrounding highway network has sufficient capacity to accommodate the traffic movements from the new development.

The submission includes details of the proposed estate road junction onto Barford Road that accords with current design criteria. There is also a suggestion that a pedestrian crossing would be provided together with additional traffic calming features. Given that this site is effectively at the edge of the village accessing onto a road where traffic speed is clearly a concern I agree that off-site works to supplement and build upon the existing speed reduction features installed by the authority will be desirable it would be preferable if monies could be obtained by means of a S106 contribution of £79000 (£1000 per dwelling) to enable a comprehensive scheme

to be developed by the highway authority rather than a piecemeal scheme provided by the developer of this and the adjacent site.

However and in addition to the above I consider it is essential for the development to provide a 2.0m wide footway along the whole frontage of the site linking up with the existing provision at the junction of the recent Bellway Homes residential development at Jubilee Close. In this eventuality a link to the school would be provided without the need to cross the main road through the village on two occasions. I have included a requirement to provide the footway within my suggested conditions.

Trees and Landscape

Site consists of agricultural land with boundary hedgelines and trees. We will require with a full application an Arboricultural Impact Assessment to indicate trees on and off site that could be affected by the proposals and how these affects could be mitigated.

Illustrative site layout indicates the intention for a landscape buffer around much of the boundaries which I would consider important bearing in mind the sites location on the edge of open countryside. Site layout appears to include this buffer as being within plot boundaries which would mean that there would be little to prevent them being removed after 5 years. I would prefer to see greater separation of properties from the boundaries and allow a decent landscape buffer to be retained in the public realm.

Planting of the landscape buffer should incorporate suitable native tree species and hedge planting.

Landscape and boundary treatment conditioned.

Ecologist

Having looked at this application in connection with one for the adjacent site (CB/16/4369) I am concerned about the lack of overall vision for the development in this area. It is accepted that the existing arable field (which appears as a singular management unit across the two applications) has little ecological interest associated with it and that a new development could deliver a net gain for biodiversity but it is essential that any works to achieve such gains are complimentary between sites. Hence new hedgerows and green corridors on one site should be protected and enhanced on adjacent sites to achieve

maximum benefit.

Reserved matters should ensure site layout recognises such aspirations and I would like to ensure that the future landscaping scheme includes locally native species which are nectar and berry rich so bringing the maximum benefit for biodiversity. I would also like to see integral bat and bird boxes provided in the built fabric of dwellings on the south and western boundaries of the site.

Landscape Officer

I have major concerns about the scale of this development, for up to 79 dwellings, on this elevated site which forms the western approach to Blunham. The site also needs to be considered in association with Application 16/04369 which lies between this proposal and the relatively recent development of Jubilee Close.

Unfortunately I was not involved in PreApp discussions and was also not approached to comment on potential viewpoints or other landscape issues by the Applicant. Although I agree that the main zone of impact is within the first 2 km and particularly the visual impact for local residents and users of the Cemetery, I would have wanted an additional viewpoint from the Sustrans Route / Sandy Country Way which lies to the south. In my opinion the view through the trees bordering the former railway track, across the arable land towards the Cemetery is one of the most critical.

I am disappointed with the LVIA as I do not think it brings a sufficient understanding of the local landscape character area of the Ouse valley and the location of the site itself, on the narrow plateau between the Ouse valley and the Ivel valley. The site is open arable land, with few features apart from those associated with the Cemetery or Hanger View Farm. However, the roadside hedge is in good condition and not a "broken vegetative boundary" as described. The roadside verge is also important in terms of the village character. The LVIA also places too great an emphasis on "manmade structures" eg pylons, telegraph poles, lighting in the description of the general area - this is a productive agricultural field. The main urban fringe influence is the poorly integrated edge of Jubilee Close.

In my view, the development would result in a significant loss of the landscape setting of Blunham- the agricultural approach contributes to the local character and allows views to the south of the tree lined Cemetery and the vegetation marking the route of the Sandy Country Way/ Sustrans cycleway. Although the attenuation pond area would reduce the impact of urban growth on Barford Road, the development would still lead to visual enclosure at this gateway. Construction of a footway over the current grass verge would also urbanise the entrance to the village.

The development would also detract from the isolated quality of the Cemetery. At present this is a prominent site extending into the landscape, the mature trees surrounding it creating an attractive landmark. Views from the Cemetery have changed with the development of Jubilee Close, but are still dominated by the open rural character of the surrounding landscape. This proposal would result in development extending from the northern edge - albeit of bungalows, which would detract from the setting and sense of tranquillity currently experienced. I note that the layout presented to the Parish council proposed public open space to form a more sympathetic setting. The views to the Cemetery from the Country Way are significant, but as stated have not been considered - the view of the mature trees and the trees at Hanger View farm are of key features of this landscape. To extend urban growth and remove the open setting would detract from the visual quality of these features.

The LVIA judges the site to have low sensitivity to change as a consequence of it having few traditional features or landscape structure. I consider it to have a high sensitivity to change as it has an elevated position, has limited vegetation to aid integration.

The Illustrative Sketch Layout does not show sufficient space to enable effective landscape mitigation to the south and east. It is also a concern that planting will become part of the gardens, which poses a risk to the long-term management and survival.

Although the Suds feature could be attractive, the site needs to be multifunctional. Although there are local play

facilities nearby, the open space needs to create a village gateway landmark.

I object to this development as I consider it would detract from landscape character, as it would extend unacceptably into the elevated plateau above the Ouse Valley, which forms the setting for the village and the cultural feature of the Cemetery. The development is out of scale and would be unacceptably intrusive in both near and distant views. Night time impact is a further concern. As such it is contrary to Policies 14 and 16 of the Development Plan.

Green Infrastructure

This site is adjacent to another current planning application, CB/16/04369/OUT. The application material makes no mention of this, so it is assumed that the adjacent sites have been developed without an awareness of each others proposals. This is disappointing, as the opportunities for improving green infrastructure through complementary plans for green space, landscape buffering and surface water management have been missed.

Notwithstanding the above comments, the design for green infrastructure across the site itself is disappointing. There are two areas of adjacent green space, one which appears to be wholly dominated by an attenuation pond, and another area separated by a road. For a development of this scale, one, multifunctional green space would be preferable. The area including the attenuation pond needs to be designed to deliver amenity and biodiversity benefits, demonstrating that the area has been designed with safe, public access, and a range of habitats.

Proposals for sustainable drainage across the site fail to maximise green infrastructure benefits. The pipe and pond solution does not demonstrate a water treatment train, and doesn't relate to the existing drainage character of the area, with open ditches. CBC's Sustainable Drainage SPD requires the replication of drainage and the use of surface conveyance over pipes. There is also no mention within of what appears to be existing drainage ditches on the northern edge of the site, and the eastern edge abutting the farm.

Overall, I would conclude that the application design does not demonstrate a satisfactory approach to green infrastructure, with proposals for SuDS failing to meet local requirements set out in the SPD, and the design of the green spaces failing to deliver multifunctional benefits.

Sustainable Drainage Urban We consider that outline planning permission could be granted to the proposed development and the final design, sizing and maintenance of the surface water system agreed at the detailed design stage, if planning conditions are included

Internal Drainage Board The Board has no comments to make

Anglian Water Section 1 – Assets Affected
1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

Section 2 – Wastewater Treatment
2.1 The foul drainage from this development is in the catchment of Tempsford Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network
3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal
4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

5.1 Not applicable

Pollution Team

The site is located adjacent to a working farm and may be impacted by noisy activities on that farm as well as vehicular movements on and around it and the Barford Road. It will therefore be necessary to ensure as with any development that the end users are protected from industrial and traffic noise and therefore I recommend the following conditions to ensure that facade, window and room layout, glazing and ventilation requirements are adequate.

Housing Development
Officer

I support this application as it provides for 28 affordable homes which reflect the current affordable housing policy requirement of 35%. The supporting documentation however does not indicate the proposed tenure split of the affordable units. The Strategic Housing Market Assessment (SHMA) indicates the tenure requirement as being 73% rent and 27% intermediate tenure from sites meeting the affordable threshold. This would make a requirement of 20 units of affordable rent and 8 units of intermediate tenure (shared ownership) from this proposed development. I would like to see any of the affordable element of the designated over 55's units and any of the bungalows within the affordable housing element to be built to mobility standards. This will help to future proof them for changing requirements of occupants.

I would like to see the affordable units dispersed throughout the site and integrated with the market housing to promote community cohesion & tenure blindness. I would also expect the units to meet all nationally prescribed space standards. We expect the affordable housing to be let in accordance with the Council's allocation scheme and enforced through an agreed nominations agreement with the Council.

CPRE

Provided extensive comments, summarised as follows:

- Agricultural land should be given protection.
- Concern this and the adjacent site will not be

considered together.

- Existing policies are in line with the NPPF and the housing land supply has been broadly addressed. DM4 should be afforded weight.
- Site does not meet any strand of sustainable development as set out in the NPPF. Development fails the environmental strand, does not show how other means of transport can serve the development, no CIL to provide economic sustainability.

Sustainable Growth

The proposed development should comply with the requirements of the development management policies: DM1: Renewable Energy; DM2: Sustainable Construction of New Buildings; and Core Strategy policy CS13: Climate Change.

Policy DM1 requires all new development of more than 10 dwellings to meet 10% energy demand from renewable or low carbon sources. The proposed development is above the policy threshold and therefore all dwellings should have 10% of their energy demand sources from renewable or low carbon sources.

Policy DM2 requires all new residential development to meet CfSH Level 3. The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. The development should therefore as minimum comply with the new Part L2013 of Building Regulations and deliver 10% of their energy demand from renewable sources. In terms of water efficiency, the development should achieve 110 litres per person per day as this is the closest standard to the Level 3 of the CfSH.

Policy CS13 requires that all development takes into account climate change and its impacts on the development. The development therefore should be designed with climate change in mind taking account of increase in rainfall and temperature. The development should minimise hard standing surfaces and increase green, natural areas to allow rainwater infiltration and minimise heat island effect through evaporation and tree shading. Light colour building and landscaping materials

should be prioritised over dark coloured which absorb more sun light and retain heat increasing urban heat island effect.

The Design and Access Statement proposes that the dwellings will be constructed in line with the Building Regulations and the following sustainability measures will be considered at the detailed design stage: thermally efficient fabric, controllable building services, including from renewable sources; water efficient fittings and appliances, water butts. Provided information is insufficient to determine if the development is likely to meet policy requirements and expect that more detail information to be submitted with a reserved matters planning application. It should cover: energy and water efficiency, renewable energy contribution, climate change adaptation measures to minimise risk of overheating in dwellings and proposed ventilation method.

Should permission be granted for this development I would expect the following conditions to be attached to ensure that policies CS13, DM1 and DM2 requirements are met:

- 10% energy demand of the development to be delivered from renewable or low carbon sources;
- Water efficiency to achieve water standard of 110 litres per person per day;
- Development to include climate change adaptation measures to minimise risk of overheating and flooding.

Waste Officer

No comments received, Members will be updated.

Adult Social Care

Demand

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

In 2013 the Sandy ward had a population of 13,100 and 16% of this was over 65 years old¹. For the same area 11.2% of households consist of one person of 65 years of age and over and 7.7% of households have all occupants aged 65 and over². In 2011 13.2% of the population in

this ward were retired, which is about average for Central Bedfordshire (13.5%) and England (13.7%).

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

If older people live in accommodation that does not meet their needs it can have an adverse impact on their health and well-being. In 2011 in the ward of Sandy 6.7% of residents stated that their day to day activities were limited a lot due to a long term health condition or disability and 8.7% of residents were limited a little⁴. This highlights the need to have more accommodation available for older people that enables them to live independently within the community.

It would therefore be beneficial that, as proposed, a proportion of the dwellings proposed were designed to be suitable for older people, taking into account their needs, expectations and aspirations.

Design and layout

With good design, mainstream housing can be suitable for older people at little or no additional cost to the developer. Indeed where housing is designed to be specifically for older people it may be acceptable to have reduced provision in some aspects such as outdoor amenity space.

The following design characteristics are based on national research and local practitioners' views and are what older residents look for in a new home:

- The ability to live on the ground floor and avoid the use of stairs. If stairs are unavoidable then residents need provision for a future stair lift or space for a platform lift.
- Smaller homes that are easy to manage, with a minimum of two bedrooms and outdoor amenity space that is accessible but small and easy to

maintain.

- En-suite bathrooms and/or an easy route from the main bedroom to the bathroom.
- Level access throughout the ground floor.
- Layout, width of doors and corridors to allow for wheelchair access and turning circles in living rooms.
- Walls able to take adaptations such as grab rails.
- Sockets, controls etc. at a convenient height.
- Low window sills to maximise natural light levels and so that people in bed or a wheelchair can see out.
- Sufficient sized parking space with the distance to the parking space kept to a minimum.
- Bathrooms to include easy access shower facilities.
- Level or gently sloping approach to the home and an accessible threshold.
- Energy efficient and economical heating system to help to keep energy costs as low as possible.

The indicative layout shown places the accommodation for older people at the south east corner of the site which places it away from the main road and access to local facilities and transportations links. The applicant may therefore wish to consider if it would preferable for the older person's accommodation to be placed elsewhere on the site nearer to the Barford Road.

Summary

Our view is that the needs of older people should be considered as part of this proposal and, should approval be given, we would support a proportion of houses in the scheme being suitable for older people, by incorporating some or all of the design features mentioned above.

Education Officer

John Donne is the lower school within Blunham. The school has a planned admission number of 24 and is unlikely to be able to manage the impact of this development without expansion.

The middle school is Alban Middle and the upper school is Sandy Upper. Alban is within Bedford Borough and schools here are currently going through a re-organisation to 2-tier. It is not yet clear how this will affect

the capacity at Alban, or what the knock-on effect of the changes in Beds will be to schools in the Sandy area. At this moment in time only lower school contributions are required.

The lower school contribution would go towards the expansion of John Donne Lower School, to accommodate pupils from this development.

Leisure Officer

Additional residential development will generate additional children and no onsite play provision is proposed. Existing play area is inadequate to accommodate additional demand, the play area requires upgrading.

As above, additional children will result in demand for outdoor sport facilities, especially football. Team generation rates for football minis & juniors in CB are among the highest in the country. Outdoor sports facilities upgrade required.

Other Representations:

Neighbours

55 letters have been received raising the following objections or points:

- Development is too large and would increase the size of the village by a quarter (also stated; 9% 10%).
- Layout is out of character with the village.
- Loss of agricultural land
- Will increase flood risk in the village.
- Village does not have the infrastructure to accommodate the growth proposed, particularly doctor surgeries at Barford and Sandy.
- Traffic will increase on the village roads, including on historic bridges and there are speeding problems in the village which is used as a rat run to the A1.
- Additional traffic calming measures will make matters worse as current measures are ineffective and counter productive..
- Middle schools will not be able to cope with more children.
- Rural development destroys villages.
- Air and noise pollution from additional residents.
- Impact on privacy of the bungalows at The

Avenue.

- New dwellings will affect the transport business from Hanger View Farm by disturbing residents and affecting the access.
- Question whether sewer system can cope with the increase.
- Harmful impact on natural wildlife.
- Village should have smaller development with smaller houses. Village does not need large 4 bed houses and needs 2/3 bed homes.

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Neighbouring Amenity
4. Highway Considerations
5. Other Considerations
6. Sustainable Development
7. Planning Balance.

Considerations

1. Principle of Development

- 1.1 The site lies outside of the settlement envelope of Blunham and is therefore located on land regarded as open countryside. The adopted policies within the Core Strategy and Development Management Policies 2009 limit new housing development on unallocated sites to within settlement envelopes (Policy DM4). Blunham is designated as a large village where Policy DM4 limits new housing development to small scale development. On the basis of Policy DM4 a residential proposal outside of the settlement envelope would be regarded as contrary to policy. However it is necessary for the Council to consider whether material considerations outweigh the non-compliance with Policy.
- 1.2 At the time of writing this report the Council cannot demonstrate a five year supply of deliverable housing land. This means that under the provisions made in paragraph 49 of the National Planning Policy Framework 2012, policies concerned with the supply of housing (including DM4, DM14, and CS16 of the North Core Strategy) must be regarded as 'out-of-date', and that permission should be granted unless the harm caused "significantly and demonstrably" outweighs the benefits.
- 1.3 However, recent case law and legal advice advises that these policies should not be disregarded. On the contrary, 'out of date' policies remain part of the development plan, and the weight attributed to them will vary according to the circumstances, including for example, the extent of the five year supply shortfall, and the prospect of development coming forward to make up this shortfall.
- 1.4 At the time of writing the Council can demonstrate a supply of at least 97% of the five year requirement. The Council is confident that there is sufficient development coming forward in the short term to make up this shortfall. In this

context it is reasonable to afford Policy DM4 a level of weight proportionate to this supply when considering the planning balance.

- 1.5 The site is in parts adjacent to the Blunham Settlement Envelope. To the north and west the site directly adjoins existing built form that is apparent inside and outside of the settlement envelope. The proposal does extend the built form into the open countryside however the applicant has shown on the indicative layout that robust landscaping can be included in the site to soften the impact and help to reduce the impact on the character of the area. This is addressed in greater detail further in the report.
- 1.6 Blunham is a large village that has a number of services available to residents including a lower school, play group, shops, public house, community facilities and a bus service. Blunham is, for planning purposes, considered to be a sustainable location in principle.
- 1.7 Affordable Housing
The proposal would provide 35 % Affordable Housing in accordance with Policy CS7. Of the 28 affordable homes 73% would be for affordable rent and 27% intermediate tenure secured via a S106 Agreement. The proposal is therefore considered acceptable in this respect. The scheme also proposes 6 dwellings that would be specified for occupation by persons aged 55 years and over. The applicant has also committed to providing 9 bungalows as part of the housing mix. Weight can be given to these as benefits of the scheme as development would provide a greater housing mix, accommodating elderly occupiers.
- 1.8 Additional material planning considerations may contribute towards the benefits and the dis-benefits of the development and can impact of the final planning balance. These are considered in the report below.
- 1.9 One such consideration is that the adjacent site to the east is the subject of an application and also on this agenda. The deliberations on this adjacent scheme will be pertinent to the consideration of this application, particularly if the former scheme is determined by the time this current one is discussed. While it is a material consideration this current application is still required to be determined on its individual merits. The report will consider a character impact in the event of the adjacent application being approved or refused.

2. Impact on the character of the area.

- 2.1 Development of the site will increase the built form in the area and results in a loss of open countryside and this is considered to be an adverse impact. Aside from hedgerow and planting on the northern boundary fronting Barford Road the site is open and visually presents a typical open countryside location. However it is also acknowledged that the site is closely related to the existing settlement. While the site is within the open countryside it is not an isolated location. Development will not spread past the eastern boundary of Hanger View Farm and does not spread south beyond the northern extent of the cemetery.
- 2.2 The nature of the site and its extent are such that it would be a prominent addition to the open countryside and objections/concerns have been raised for neighbouring residents as well as the Council Landscape Officer.

- 2.3 If the adjacent eastern site is consented and built out, this application proposal would continue built form westwards. If the adjacent site application were to be refused this application is considered in the context that it would leave a gap between the eastern development Jubilee Close. This gap would also be entirely surrounded by built form due to the nature of this application site and the existing village. While this would not result in an ideal scenario it is considered that the individual merits of this site and its relationship with the village and surrounding features are such that that impact, while harmful, would not be significantly adverse to the extent that it would warrant a refusal.
- 2.4 With regards to the residential scheme, detailed design considerations will be left for any subsequent reserved matters layout. A revised indicative layout was submitted which shows the development providing a mix of dwelling types within the site. Little weight is given to this layout with this outline application but it does indicate that the site could accommodate the quantum of development proposed along with robust landscaping. Any reserved matters proposed would expect to provide a high quality development that is designed in accordance with the Council's adopted design guide and this would likely affect the indicative layout as garden and parking standards are taken account of.

3. Impact on neighbouring amenity

- 3.1 Detailed design considerations are a reserved matter and this makes it difficult to ascertain specific impacts on neighbouring properties. It is considered that any subsequent reserved matters application would design a scheme that takes account of neighbouring properties to ensure there would be no harmful impact to existing residents.
- 3.2 The location of the site and the indicative layout show that a proposal could be designed that does not harm the amenity of neighbouring residents. The closest adjacent dwelling would be Hanger View Farm to the west. The proposal could have an impact on this dwelling and it would be important that any reserved matters application take this into account in its design. Properties to the north should not be subject to any significant impact given that Barford Road runs between these and the application site. Considerations into the site to the east would have to take account the status of any consent or application that may be apparent at the time of consideration. At the south-eastern extent a number of existing bungalows would abut the application site and it would be necessary to protect the amenity of these residents. The Council would ensure that there would be no harmful amenity impacts between the two sites. On this basis it is considered that the site can be developed without adversely affecting the amenity of existing residents.
- 3.3 In terms of providing a suitable level of amenity for potential occupiers, any detailed scheme would be expected to be designed in accordance with the Council's adopted Design Guide and this guide includes recommendations to ensure suitable amenity levels are provided. Therefore it is considered that the adopted policy can ensure that a suitable level of amenity could be provided for new residents.
- 3.4 Consideration has been given to a possible impact on the site from the existing commercial business running from Hanger View Farm. The Pollution Team has

reviewed this and acknowledged that an impact could be apparent. However it is also acknowledged that robust planting on the common boundary and measures adopted in the development of the site can mitigate such an impact. These can be secured through condition on any consent granted.

- 3.5 As a result of the above consideration the proposal is considered to not have an adverse amenity impact that would justify a reason to refuse planning permission.

4. Highway Considerations

4.1 The Highway Officer has considered the scheme and raised no objection to the application. The priority junction arrangement onto Barford Road is considered to be able to accommodate the traffic generated from this development without harming safety and convenience of highway users and pedestrians. The Highway Officer has also considered the impact on the road network within and beyond the village in making these conclusions.

4.2 In terms of parking the residential scheme will be required to meet the design guide parking standards for both residents and visitors but this is a design detail that would be considered at reserved matters stage. The indicative layout indicates that suitable parking arrangements can be achieved.

4.3 The application proposes a number of off-site highway works on Barford Road amounting to a new footway on the southern side and a zebra crossing which would take pedestrians to the footway on the northern side of Barford Road. These proposed works and the works proposed at the adjacent site do not align and would affect the ability of the schemes to actually be implemented. It is acknowledged that works are required to offset the impacts of this and the adjacent development however given the problems between the two schemes it is considered better to require a financial contribution towards a scheme that the Council could determine was the most appropriate to implement in this location.

4.4 As a result there are no objections on the grounds of highway safety and convenience.

5. Other Considerations

5.1 Drainage

In terms of drainage, if a scheme were considered acceptable in principle it would be subject to ensuring details of suitable drainage systems are proposed and in place to accommodate drainage impacts. The application included details of sustainable urban drainage details and there are no objections to this in principle. It is necessary to condition the approval of drainage details on the outline consent to ensure the specifics of a scheme are acceptable in accordance with the Council's adopted Sustainable Drainage SPD and to ensure appropriate management and maintenance is secured. In terms of sewerage Anglian Water have raised no objections, going so far to say that the system will be able to accommodate the development.

5.2 Ecology

Objections have been received relating to the impact on wildlife. The application included an Ecological Survey and this has been considered by the Council Ecologist and a number of points were made. Concerns made related to provision of biodiversity gains rather than impacts on existing wildlife. Members will be updated on any additional comments that the Ecologist make on the revised layout but it is presumed that any requirements for enhancement can be secured through condition.

5.3 Cumulative Development

A number of the objections received have made reference to other applications in Blunham. Most notably is the previously referred to site immediately east of this site which is under consideration for up to 44 dwellings (CB/16/04369/OUT) however reference is also made to a site off Walnut Close for a development of 9 houses (CB/16/4657/OUT). Cumulative impacts are a material consideration and the status of each application, i.e. whether a scheme is consented or not affects the weight that could be attributed to it. The scheme and recommendations have considered the other applications and the recommendation is not affected whether these other schemes are permitted or refused.

5.4 Loss of agricultural land.

In terms of the loss of agricultural land, the land is graded as Grade 1 under the land classification system. The system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance. This is the land which is most flexible, productive and efficient. The development will result in the loss of the highest grade of agricultural land. In this instance, while the loss is far from ideal, weight has to be given to the provision of housing. While the NPPF seeks to direct development to the areas of lesser quality it is not definitive in its stance on development on the areas of higher value. This is a balanced consideration and in this instance the provision of housing is considered to outweigh the loss.

5.5 S106 agreement

Spending Officers were consulted and comments returned from Education and Leisure. NHS England were consulted on the application but no comments were received. The following contributions are requested and shall form heads of terms for the legal agreement that would be required if Members resolve to grant consent.

Education:

Lower school - £182,047.60

To help with the connectivity of the site and its relationship to the existing village and any highway works an obligation for a financial contribution will be included towards appropriate highway works as identified by Council Officers resultant from this development.

An obligation will be required to provide a footway link from the south eastern part of the site through to The Avenue on the eastern boundary

Leisure and Open Space.

Based on on-site play requirement for 79 dwgs i.e. LEAP/LAP play area @£75k

which can be reduced on a percentage basis when number of 55+ homes are confirmed.

Outdoor sports contribution on the basis of the Sport England Playing Pitch Calculator of £25,012 to upgrade facilities within Blunham.

Timetable for delivery of housing:

In order to demonstrate that the development will contribute houses towards the Council's 5 year land supply the agreement will include a clause requiring the applicant/developer to submit a timetable for the delivery of the houses which will be agreed with the Council. Failure to enter into such an agreement will result in the application being refused on the grounds that it is not demonstrated that the site is deliverable.

6. Whether the scheme is Sustainable Development

6.1 The application has been submitted with the argument that the Council is unable to demonstrate a deliverable 5 year supply of housing land. Therefore the scheme is proposed to meet an assumed housing need in the area. However, at the time of writing the Council considers that it is close to being able to demonstrate such a supply. Paragraph 14 of the NPPF still applies and states that the presumption in favour of sustainable development is at the heart of the NPPF, for decision-making this means:

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

As such consideration has to be given to this scheme with the proviso that the Council's housing supply policies, including Core Strategy policy DM4, are not up to date. The wording of policy DM4 limiting residential development to small schemes within the settlement envelope should therefore be given some weight as it is noted that recent caselaw advises that the nearer an Authority gets to having a deliverable supply, the greater weight can be applied to policies such as DM4. This has been considered and in this instance the benefit of providing housing through this scheme, making a significant contribution towards the completion of a deliverable 5 year housing land supply is considered to outweigh the fact that the site is outside the settlement envelope bearing in mind its relationship with the existing settlement.

6.2 Consideration should still be given to the individual merits of the scheme in light of the presumption in favour of sustainable development. Paragraph 7 of the NPPF sets out the three dimensions to sustainable development; economic, social and environmental. The scheme should therefore be considered in light of these.

6.3 Environmental

The encroachment of built development beyond the settlement envelope results in a loss of open countryside which is a negative impact of the proposal as is the loss of agricultural land. The development would sit close to existing residential properties while not entirely adjacent the settlement envelope and while materially altering the character of the area will not appear isolated, relating well to the existing settlement, and it is considered that this is an instance where the impact of developing adjacent the settlement envelope does not result in significant and demonstrable harm.

6.4 Social

The provision of housing is a benefit to the scheme which should be given significant weight. As is the provision of affordable housing. Both of these considerations are regarded as benefits of the scheme. Additionally this scheme proposes accommodation for those aged over 55 years and also a number of bungalows.

The site is close to an existing bus route and the village is served by existing footways making the site accessible to the village core. The accessibility from the site is improved through the provision of footpath links to the north and the ability to link to the east where development joins The Avenue. The report has detailed that Blunham should be regarded as a sustainable settlement and it is considered that it offers the services and facilities that can accommodate the growth from this scheme.

6.5 Economic

The economic benefits of construction employment are noted. As mentioned above financial contributions will be secured for education projects at schools in the catchment area of the site to help accommodate the level of growth anticipated from this scheme which is considered to be a benefit.

7. Planning balance.

- 7.1 In this case, the provision of housing, the provision of policy compliant affordable housing units, over 55s accommodation and bungalows would be significant benefits, contributing to the 5 year supply and housing stock. The site is considered to relate to the existing settlement and is not isolated. The loss of open countryside and high quality agricultural land is considered to be an adverse impact. It is considered that the benefits are considered to outweigh the adverse impact on the character of the area that would occur from developing land in the open countryside. In light of the comments made above it is considered even though the development is contrary to policy DM4 of the Core Strategy and Development Management Policies 2009 the individual merits of this scheme are such that the proposal can be regarded as sustainable development in the eyes of the NPPF. There have been no significant and demonstrable impacts identified that would outweigh the benefits and, as such, the application should be supported.

Recommendation:

That Planning Permission be granted subject to the completion of a S106 agreement and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

- 5 **No development shall take place until details of hard and soft landscaping (including details of robust planting schemes at the southern and northern boundaries, boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

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

- 6 **No development shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 5 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 5.**

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

- 7 Prior to occupation of any dwelling approved as part of any reserved matters application the means of access shall be constructed in accordance with the details shown on the submitted plan

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 8 Any subsequent reserved matters application shall include the following;

- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- The provision of a footway on the South side of Barford Road along the entire highway frontage of the site and extending to link with the existing footway at Jubilee Close.
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the councils standards applicable at the time of submission.
- A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
- Materials Storage Areas.
- Wheel cleaning arrangements.

The works shall then be carried out in accordance with the approved details.

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

- 9 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**

- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

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

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

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

- 11 **No development shall take place until a scheme for protecting the proposed dwellings from noise from commercial activities adjacent to the proposed development has been submitted and approved by the local planning authority. None of the dwellings shall be occupied until such the scheme has been implemented in accordance with the approved details, and it shall be retained in accordance with those details thereafter.**

Reason: To ensure an acceptable level of amenity is achieved for occupier of the development in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 12 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (17628/FRA 04/09/2016) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a site specific ground investigation report (in accordance with BRE 365 standards) to determine the infiltration capacity of the underlying geology and ground water level, as well as details of how the scheme shall be maintained and managed after completion. The scheme shall include provision of attenuation and a restriction in run-off to agreed rates. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

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

- 13 No dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a management and maintenance plan for the surface water drainage and that the approved surface water drainage scheme has been checked by them, has been correctly and fully installed as per the approved details. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

- 14 The development hereby approved shall include the provision of a minimum of 9 bungalows across the site. These shall be detailed in any reserved matters application.

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

- 15 Any subsequent reserved matters application shall include the provision of 6 residential units for occupation by people aged over 55 years. Each of the units hereby approved shall be occupied only by :
- a) persons aged 55 or older; or
 - b) a widow or widower of such a person or persons, or
 - c) any resident dependant or dependants of such a person or persons, or
 - d) a resident carer of such a person or persons.

Reason: In view of the need for elderly accommodation in the area and in accordance with the NPPF.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17626/1001A, 17628/BARF/5/500 (insofar as it proposes the development access arrangements only).

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

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other

enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. AN1/. The applicant is advised that in order to comply with Condition ... of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Agreements Officer, Highways Contracts team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

AN2/. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contracts team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place unless otherwise agreed.

AN3/. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

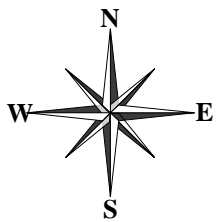
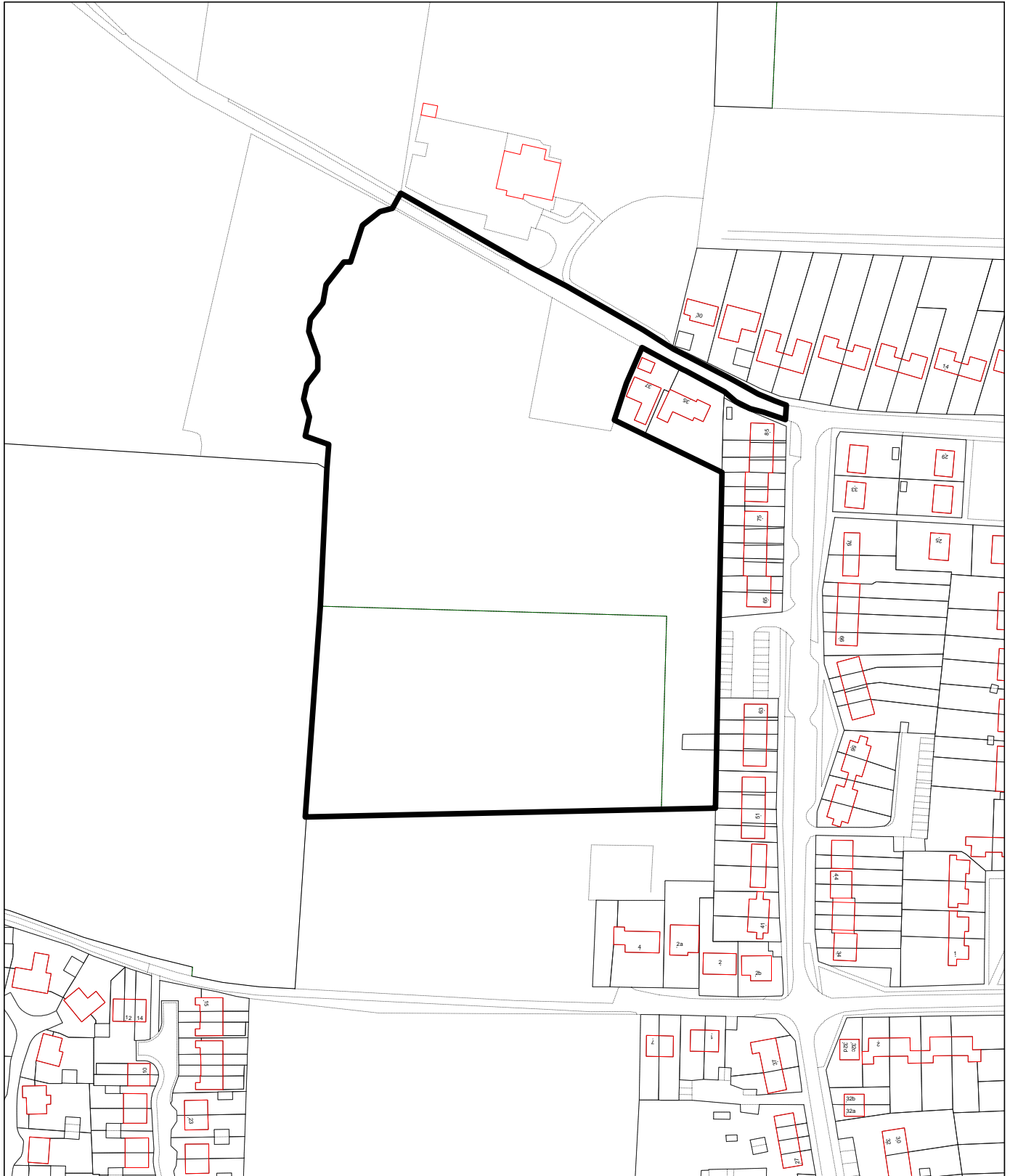
Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

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

DECISION

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

This page is intentionally left blank



© Crown Copyright. All rights reserved.
Central Bedfordshire Council
Licence No. 100049029 (2009)

Date: 12:December:2016

Map Sheet No

Application No.
CB/16/04460/OUT

Scale: 1:2000

Land opposite the Playing Field, Mill Lane, Potton

This page is intentionally left blank

Item No. 8

APPLICATION NUMBER CB/16/04460/OUT
LOCATION Land opposite the Playing Field, Mill Lane, Potton
PROPOSAL Outline Application: residential development of up to 62 dwellings including all ancillary works with all matters reserved except access.

PARISH Potton
WARD Potton
WARD COUNCILLORS Cllrs Mrs Gurney & Zerny
CASE OFFICER Donna Lavender
DATE REGISTERED 27 September 2016
EXPIRY DATE 27 December 2016
APPLICANT Denison Investments Ltd
AGENT Woods Hardwick Planning
REASON FOR COMMITTEE TO DETERMINE Ward Councillor (Cllr A Zerny) call in on the following grounds:

- Outside the Settlement Envelope
- Cumulative impact on Potton
- Narrow access

Furthermore, Major application with Town Council objection.

RECOMMENDED DECISION Outline Application - Recommend for Approval subject to the completion of a 106 Agreement

Reason for Recommendation

The proposal for residential development is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document 2009, however at this time the Council cannot demonstrate a 5 year housing supply and therefore developments should be considered in the context of Sustainable Development. The application site is adjacent to the existing settlement envelope of Potton which is considered to be a sustainable location for planning purposes. The proposal would have an impact on the character and appearance of the area however this impact is not considered to be significant or demonstrably harmful. The proposal is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and the Council's adopted Design Guidance (2014). The proposal would provide policy compliant affordable housing and the whole scheme would contribute to the Council's 5 year housing supply as a deliverable site within the period. Financial contributions to offset local infrastructure impacts would be sought for education and leisure facilities. These benefits are considered to add weight in favour of the development and therefore the proposal is considered to be acceptable.

Site Location:

This site lies to the south of Mill Lane in Potton and consists of vacant meadowland. To the south and west lie open countryside and to the east lies a mainly residential area of semi-detached and terraced properties. To the north lies a recreation ground with play area, two sports pitches, a pavilion and a car park. Immediately adjacent

lies a large detached property with a small development of detached houses to the northeast.

The site falls within the Greensand Ridge Nature Improvement Area and is adjacent to but outside of the Potton Settlement Envelope. It is also designated as falling within a Minerals Safeguarding Area.

The Application:

The application is to establish the principle of residential development up to 62 dwellings including a 40% affordable housing provision. The application is submitted in Outline with all matters reserved except for access which is proposed from the Mill Lane. A parameter plan has been supplied demonstrating where the dwelling houses could be facilitated alongside landscaping, ecological habitat, Green Infrastructure and surface water drainage.

The application is accompanied by the following statements:

- Minerals Resource Assessment
- Design & Access Statement
- Geophysical Survey Report
- Reptile Survey Report
- Ecology Report
- Heritage Statement
- Flood Risk Assessment & SuDs Strategy
- Supporting Planning Statement
- Green Travel Plan
- Transport Assessment
- Landscape Visual Appraisal
- Indicative Landscape Masterplan
- Utilities Assessment

The site and development has been considered in relation to the EIA regulations (2011) as amended in March 2014 and is below the threshold for the requirement of an Environmental Statement.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Section 4: Promoting sustainable transport

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment

Section 13: Facilitating the Sustainable use of Minerals

Core Strategy and Development Management Policies - North 2009

CS1 – Development Strategy

CS2 - Developer Contributions

CS3: Healthy and Sustainable Communities

CS4: Linking Communities – Accessibility and Transport
CS5: Providing Homes
CS7: Affordable Housing Provision
CS13: Climate Change
CS14: High Quality Design
CS15: Heritage
CS16: Landscape & Woodland
CS17: Green Infrastructure
CS18: Biodiversity
DM1: Renewable Energy
DM2: Sustainable Construction of New Buildings
DM3 - High Quality Design
DM4 - Development Within and Beyond Settlement Envelopes
DM9: Providing a range of Transport
DM10: Housing Mix
DM13: Heritage in Development
DM14 - Landscape and Woodland
DM15 – Biodiversity
DM16: Green Infrastructure

Development Strategy

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

Minerals and Waste Constraints

Minerals Safeguarding Zone

Minerals and Waste Local Plan: Strategic Sites and Policies (Jan 2014)

MSP 11

MSP 12

Supplementary Planning Guidance/Other Documents

1. Central Bedfordshire Design Guide (March 2014)
2. Central Bedfordshire SuDs Guidance (April 2014)
3. Building for Life 12 (April 2014)

Relevant Planning History:

Application Number	MB/03/01597/FULL
Description	Extension of time to application 37/98/1657 for change of use from grazing land to recreational ground facilities.
Decision	Full Conditional Approval
Decision Date	16/12/2003

Town Council:

Potter Town Council It was **resolved** to object the application for the following: (03/11/16) (*Verbatim*)-

- Access to the site is via an unadopted narrow highway.

- Location is close to play area, playing fields and School, an increase in traffic would be dangerous and create congestion.
- Impact on local businesses.
- Infrastructure.
- Environmental impact.
- The development is outside the settlement envelope of Potton.
- Sustainability – Public Transport and Healthcare.

Internal Consultees:

1. CBC Housing Development Officer (11/11/16) - Supports the scheme as it offers 40% Affordable housing provision in excess of the local policy requirements.

2. CBC Minerals & Waste Officer (12/10/16) & (27/10/16) - Minerals Safeguarding Area and Minerals Resource Assessment required.

On receipt of assessment, no further concerns expressed subject to an updated planning statement which includes the provision for re-use of materials extracted from site.

3. CBC MANOP Officer (19/10/16) - Advises that the needs of older people should be considered as part of this proposal.

4. CBC Trees & Landscape Officer (20/10/16) - No Objection, subject to the imposition of conditions requiring an Arboricultural Impact Assessment and a landscape scheme at the detailed application stage.

5. CBC Sustainable Growth Officer (21/10/16)- No Objection, subject to the imposition of conditions to secure 10% energy demand for renewable's and higher water efficiency standards.

6. CBC Green Infrastructure Officer (25/10/16) - No Objection, subject to the securing of the green open space.

7. CBC SuDs Officer (26/10/16) - No Objection, subject to the imposition of conditions to secure a detailed SuDs scheme and long term maintenance plan.

8. CBC Pollution Officer (26/10/16) & (07/12/16) - No Objection, subject to the imposition of conditions to secure a noise and light pollution mitigation scheme at the detailed application stage. Furthermore a Construction Management Plan will be required to be secured by condition.

9. CBC Public Art Officer (26/10/16) - No Objection, subject to the imposition of a condition to secure a public art strategy.

10. CBC Archaeology Officer (28/10/16) - No Objection

11. CBC Sustainable Transport Officer (02/11/16) - Cannot comment in full until verification that Highways are satisfied with the trip generation.
Officer advised of Highways acceptance of trip generation and awaiting further comments.
12. CBC Rights Of Way Officer (07/11/16) & (11/11/16) - No Objection, subject to the imposition of informative notes to ensure that the bridleway is not compromised. and off site highway improvements include appropriate signage.
13. CBC Strategic Landscape Officer (10/11/16) & (22/11/16) - Objects on the following grounds in summary:
"This development would result in an unacceptable incursion into the open countryside to the west of Potton, land which is important in terms of the character and scale of the greensand landscape. Development would extend the urban influence into a landscape of high value for informal recreation and would detract from long distance views across the plateau eg foreshortening views as seen from the bridleway along Old Bedford Road. This bridleway and Mill Road form part of a promoted "Mill Trail " - these are well used paths and urban growth would detract from the landscape quality currently enjoyed.

The Applicants have failed to recognise the importance of the underlying heathland character and the significance of the Greensand Ridge as a landform in this location. This is not a landscape expected to have a strong hedgerow framework . It is extremely important to retain the varied land use - pasture, arable land ,woodland from which the varied "texture " of the greensand landscape arises. Permanent grassland has been lost over the years ,resulting in the arable landscape to the north of Mill Lane. In terms of landscape character, it is important to conserve the remaining areas of pasture - not only for their visual attributes but also as a wildlife habitat. "

Despite the helpful information provided in the LVIA, the visual impacts have been underestimated.
14. CBC Ecology Officer (20/10/16) - No Objection, subject to the imposition of a condition to secure ecological enhancement through an ecological design strategy (EDS).
15. CBC Highways Officer (14/11/16) - Concerns expressed about the pedestrian safety as a result of the works proposed to Mill Lane. Further to revised plans received on 02/12/16 which amended priorities and provided highway improvement works, no further concerns were expressed subject to the imposition of standard conditions to secure appropriate off site

works are completed prior to commencement and further information pertaining to parking provision and internal vehicle access required at detailed application stage.

External Consultees:

1. Environment Agency No Objection
(07/10/16) -
2. Internal Drainage Board (10/11/16) & (06/12/16) - No Comments
3. Sports England No Objection, regard must be had to para 74 of the NPPF which refers to loss of sports facilities.
(10/10/16) -
4. Beds Fire & Rescue Service (11/11/16) - Request for the provision of fire hydrants every 180 metres which can be controlled by condition.
5. Campaign to Protect Rural England Objects on the following grounds (in summary):
(31/10/16) -
 - Urbanisation of the open countryside
 - Poor relationship to the existing settlement
 - Archaeology impact
 - Unsustainable Development
6. RSPB (14/11/16) - Objects on the following grounds (in summary):
 - Concerns of increased recreational pressure on reserve holdings and
 - Lack of mitigation for potential impact.
7. Anglian Water No Objection, available capacity for foul drainage and foul sewerage.
(11/11/16) -

S106 Sustainability Mitigation Obligations

1. CBC Education Spending Officer Due to pressures on local school placements, a financial contribution to secure an extension to each tier would be required.
(20/10/16) -
2. CBC Leisure Spending Officer Due to the pressures on existing leisure facilities, a financial contribution to secure additional provision to the Mill Lane Recreation Site is required a contribution to a town led recreational facility i.e. skate park.
(18/11/16) & (06/12/16)-
3. NHS Health Services (11/11/16) - Contributions were secured towards the reconfiguration of Gamlingay Surgery under a recent application in Sandy Road, Potton. No further requirements to increase capacities as a result of the numbers proposed on this development herein are required.

Other Representations:

Neighbours (73 representations received, some of which are duplications from the same address which are indicated in brackets)

35 (x2), 42, 47, 55, 63 (x2), 69, 74, 75, 76 Newtown

12 Home Lane

St Marys, Hatley Road (x2)

26, 40 (x2) King Street

14 Jacobs Close

The Cherrytrees, Mill house, 1 (x2), 4, 4b, 10 (x2), 26, 28, 33, 35 (x2), 37 (x2) JMJ Machinery Ltd, Mill Lane

12, 14 (x2) Nursery Close

10 Station Road (x2)

16 The Ridgeway

3, 9, 22 Garden Fields

2a, 3, 4 (x2) Old Bedford Road

1, 2 Byards Green

58 The Paddocks

22 West End Lane

46, 61 Horslow Street

19 Brook End

19, 42 Chapman Close

73 Everton Road

Objects on the following grounds in summary:

- Highway safety concerns in respect of access and intensification of narrow lane
- Inappropriate highways mitigation
- Danger to children travelling to school and users of mill lane using playground and leisure facilities
- Reliance on previous planning permission on the site
- Ecological mitigation measures not acceptable
- Adverse biodiversity impact (Nerc Act)
- Beyond the Settlement boundary
- Unsustainable Development (Transport & Health)
- Pressure on school capacity
- Loss of open space
- Site owner indebted to the Town Council
- Cumulative impact as a result of a number of developments in the locality
- Urbanisation of the open countryside and Mill Lane itself
- Adverse impact on health service provisions including dentist
- Potton Town Plan should be material consideration
- Insufficient affordable housing
- Lack of elderly provision
- Increased traffic generation and area grid lock at peak times and school runs
- Prevent businesses from operating successfully i.e. JMJ Plant and Charliemill Riding School
- Adverse impact on the local residential amenity
- Loss of tranquillity and open space
- Not conducive to healthy communities
- Not possible to pass two way traffic
- Lack of Zero Carbon Housing
- Overdevelopment
- Adverse impact on bird habitats
- Loss of views into open countryside
- Light pollution
- Loss of light to properties in close proximity to site
- Implications for development proposals of garages in Newtown currently under consideration
- Outside the settlement envelope
- Loss of good quality agricultural land
- Parking Issues

2 Torrington Close

13, 19, 38 Spencer
Close

1 Barnwell Rise

6 Catherines Close

26 Judith Gardens

12 Horne Lane

9 Garden Fields (x2)

6 Munkman Close

1 Sheepwalk Close

32 Festival Road

59 Wingfield Drive

25 Langley Gardens

2 Village Road,
Cockayne Hatley (x2)

31 Priory Way , Hitchin

The Kings Head, Upper
Caldecote

Potton Residents
Association for
Sustainable Growth
(04/11/16) & (29/11/16)-

Objects on the following grounds in summary:

- Impact on Potton Neighbourhood Plan
- Overdevelopment (high density)
- Does not constitute infill development
- Previous planning permission carried out on the north part of Mill Lane instead and not material to this decision
- More information should be supplied on tenure and scale of housing
- Increased traffic generation
- Lack of highway safety mechanisms for crossing or appropriate pedestrian access in the lane
- Unsustainable transport
- Potton Town Plan (2009-2019) should be a consideration
- Cumulative impact on local infrastructure
- Inaccuracies of the Green Travel Plan

- Impact on services (Drainage/sewage/doctors/dentists etc)
- Pressure on school capacities
- Benefits do not outweigh the harm

Determining Issues:

The main considerations of the application are;

- 1. Principle**
- 2. Affect on the Character and Appearance of the Area**
- 3. Neighbouring Amenity**
- 4. Highway Considerations**
- 5. Other Considerations**

Considerations

1. Principle

- 1.1 The site lies outside of the settlement envelope of Pottton and is therefore located on land regarded as open countryside. Pottton is designated as a Minor Service Centre where Policy DM4 limits new housing development to within the settlement. On the basis of Policy DM4 a residential proposal outside of the settlement envelope would be regarded as contrary to policy. However it is necessary for the Council to consider whether material considerations outweigh the non-compliance with Policy.
- 1.2 At the time of writing the Council cannot demonstrate a five year supply of deliverable housing land. This means that under the provisions made in paragraph 49 of the National Planning Policy Framework 2012, policies concerned with the supply of housing (including DM4, DM14, and CS16 of the North Core Strategy) must be regarded as 'out-of-date', and that permission should be granted unless the harm caused "significantly and demonstrably" outweighs the benefits.
- 1.3 However, recent case law informs us that these policies should not be disregarded. On the contrary, 'out of date' policies remain part of the development plan, and the weight attributed to them will vary according to the circumstances, including for example, the extent of the five year supply shortfall, and the prospect of development coming forward to make up this shortfall. At the time of writing, the Council can demonstrate a supply of 4.89 years, this is equivalent to 97.76% of the five year requirement. The Council is confident that there is sufficient development coming forward in the short term to make up this shortfall. In this context it is reasonable to afford Policy DM4 a level of weight proportionate to this supply when considering the planning balance.
- 1.4 The site is directly adjacent to the settlement envelope and the land in question would be bound by development on the north east and part of the southern boundary. The proposal will see the encroachment of built form into the open countryside but its relationship with the existing settlement is noted and it is not regarded as an isolated site. Furthermore the western boundary of the site would see the introduction of a landscape buffer which would appropriately demarcate the end of the built form of Pottton with the prevailing

landscape. There would be some harm in developing the land, but this would be limited given the surrounding pattern of development. Especially in light of the fact that Nursery Close located to the south on Sandy Road, extends significantly further to the west than the application site. It is acknowledged that there would be a parcel of undeveloped land between the application site and Nursery Close however its relationship with Nursery Close is material to the judgement of visual impact.

- 1.5 Also material is a previous permission granted on the land under reference MB/03/01597/FULL for the change of use of part of the application site from grazing to recreational facilities including a pavilion and associated parking and landscaping. Whilst evidence has been supplied that indicates that the previous permission has commenced and as such lawfully implemented by way of building control inspection reports, the only way to formally establish the extant nature of this permission would be through a certificate of lawfulness of existing use application. In the absence of this, there is some doubt on the permissions implementation. In any event, the previous permission for the sports pavilion and facilities would not have resulted in the same visual impact as the development proposed here and as such limited weight can be attributed to the previous permission in any event.
- 1.6 The National Planning Policy Framework carries a presumption in favour of Sustainable Development. There are three dimensions to sustainable development which require consideration such as economic, social and environmental roles. Paragraph 9 of the NPPF states that these roles are mutually inclusive and as such in order to achieve sustainable development all three of the dimensions should be sought simultaneously.
- 1.7 Economic
The NPPF makes it clear that planning policies should aim to minimise journey lengths for employment, shopping and other activities, therefore planning decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes maximised. It is acknowledged that the construction of 62 houses would support a limited level of employment, with associated benefits to the local economy, within the local area on a temporary basis during the construction period which could be expected to last no longer than three years. Potton constitutes a Minor Service Area which has access to a range of facilities and services which would provide local employment opportunities.
- 1.8 Social
The provision of 62 houses is a significant benefit of the scheme along side a higher proportion of affordable housing than required by adopted policy and should be given significant weight. Furthermore Potton is regarded as a Minor Service Centre which has access to a number of services which has been iterated in the above paragraph. The town is also served by a bus service which stops further along Mill Lane. It is considered that the settlement offers services and facilities that can help to accommodate the growth resultant from this scheme. Nearby services are considered to be accessible for new residents and contributions are being proposed towards off setting local infrastructure impact in accordance with CIL regulations. Residents have raised concerns that the local school is near to full capacity and the Councils

Education Officer has supplied evidence in support of this comment however the schools have the capacity to expand and the contributions can be sought by way of a S106 agreement and have been agreed upon in mitigation.

1.9 Environmental

The NPPF states that opportunities should be taken to protect and enhance the natural environment and to improve biodiversity. Despite concerns raised by many residents in term of ecological impact, the Councils Ecologist is satisfied that the proposal would allow for retention, mitigation and enhancement of more habitat features in the proposed landscape buffer to the north of the application site. Concerns have been expressed by many, that the development site would result in the loss of Grade 2 good quality agricultural land whereby paragraph 112 of the NPPF recommends that Local authorities consider the long term implication of the loss of good quality agricultural land in the interest of sustainable growth. The site is not used in this capacity at present and the land is too small for modern farming methods. Notwithstanding this however, permission was previously granted on this site for sport facilities which would have resulted in the loss of the agricultural land and the proposal therefore would not constitute significant development or loss of agricultural land. In addition, the site is considered to fall within a Minerals Safeguarding Area, however whilst concerns were expressed in this regard by the Councils Minerals and Waste Officer, an assessment and appropriate mitigation report was supplied for consideration. A commitment has been made by the applicant to reuse any extracted materials during construction and the Councils Minerals and Waste Officer is satisfied with this proposal. Furthermore the encroachment of built development beyond the settlement envelope results in a loss of open countryside which is a negative impact of the proposal. The site would be demarcated by an appropriate landscape buffer mitigating against wider view implications. It is accepted that the proposal would have some visual impact however when considering the benefits of the proposal which are considered in greater detail later in this report, it is not considered to be significant and demonstrably harmful.

- 1.10 As such it is considered that the proposal would represent an appropriate scale of development bound by existing development and that given alongside the presumption in favour of Sustainable Development which is identified in paragraphs 1.7 -1.9 outweighs any identified visual harm to the character of the area given that landscape proposals would allow for the provision of a landscape buffer along the edges of the site. The proposal therefore would accord with the Section 1 and 6 of the NPPF.

2. Affect on the Character and Appearance of the Area

- 2.1 Local Plan Policy DM3 & CS14 states that proposals should take full account of the need for, or opportunities to enhance or reinforce the character and local distinctiveness of the area; and that the size, scale, density, massing, orientation, materials and overall appearance of the development should complement and harmonise with the local surroundings, particularly in terms of adjoining buildings and spaces and longer views.
- 2.2 The site has existing built form on two sides and the west side of the site overlooks an area of agricultural land but does not project further west past the pattern of residential development existing in Nursery Close. As part of this current proposal it is suggested that the western boundary will be improved

through the planting of a 50 metre wide buffer of additional tree and landscaping which would provide an ecological habitat. A further buffer of approximately 5 metres would extend the full length of the western boundary and an additional 12 metre buffer would provide a suitable buffer and distinction from the built form and prevailing landscape along the southern boundary.

- 2.3 The proposed development would result in a density per hectare of approximately 25 which doesn't constitute high density and is representative of the density levels within Potton.
- 2.4 Whilst the layout is indicative, consideration appears to have been given to the building lines established by adjacent dwelling houses and the footprints proposed are fairly representative of other properties of a similar occupation within the area. The plan indicates that the scale of dwellings will be no more than 2.5 storey throughout the scheme. This is also considered acceptable as a reflection of the character of the area however consideration would be given at the reserved matters stage to restrict the heights of buildings along the western boundary of the site in the interest of retaining an appropriate transition between the built form and the prevailing landscaping beyond. This parameter can also be secured by condition to ensure an appropriate maximum scale is achieved. Further consideration would need to be given to plots directly adjacent to the main highway, to ensure that there is appropriate active frontages within any formal Reserved Matters application.
- 2.5 Whilst concerns have been expressed by local residents about the loss of a parcel of recreational space, there are indicative linkages accounted for from Newtown to provide an additional pedestrianised link from the existing residential development to the proposed areas of open space and habitats that form part of this scheme but also the prevailing landscape beyond, which could be reinforced at the detailed application stage. Furthermore the land itself is for the most part inaccessible by the general public and therefore this proposal makes for improved opportunities for access to open space and recreational areas. The definitive right of way runs along Mill Lane which would be retained and improved which also provides linkages to the open countryside beyond. The Councils Green Infrastructure Officer has raised no objection to the proposal subject to the delivery of the significant area of green space proposed through a legal agreement which is considered to be a significant benefit and this can be controlled by legal agreement. The Officer also acknowledges proposals for linkages which are positive which again can be reinforced during the detailed application stage. Proposals for the linear green space at the southern edge of the site are also considered to be positive, and appear to be designed to deliver a range of benefits which can also be secured during the detailed application stage.
- 2.6 The Strategic Landscape Officer and the Campaign for Rural England (CPRE) has raised concerns that the proposal would detract from long distance views across the plateau leading to an unacceptable urban intrusion on the landscape currently enjoyed. However since this objection a landscape rebuttal has been supplied for the Landscape Officers consideration. "The report concluded that the site is contained and as such does not protrude harmfully into the wider countryside, therefore any impact would be localised and limited.". Furthermore, the layout plan does provide significant opportunities for natural landscape features along all the boundaries of the site with wider biodiversity gain which

was the result of detailed discussions prior to the application submission. Therefore in summary, the comments of the Councils Landscape Officer and those of the CPRE were carefully considered, however it is not considered that the proposal would have a significant and demonstrable harm on the landscape when weighted against the benefits of the scheme.

- 2.7 The Councils Tree and Landscape Officer has raised no objection as the proposed development would not affect any existing landscape features within the site however he has recognised that there are a number of boundary trees and trees off site that could be potentially affected by the proposals and has recommend that an condition be imposed to secure an Arboricultural Impact Assessment to ensure appropriate mitigation and a condition to secure suitable quality planting for the proposed landscape buffers.
- 2.8 As such, the indicative layout suggests that a development of 62 units on the site could be comfortably accommodated and that a scheme can be designed that would reinforce and be sensitive to the character of the area. All matters pertaining to scale, layout and design however would be addressed by way of a Reserved Matters application. As such it is considered that the proposal would conform with policies CS14 & DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

3. Neighbouring Amenity

3.1 Existing Occupiers

On the basis of the indicative layout, consideration appears to have been given to the 21 metre back to back distances contained within the Councils Technical Design guidance. It is considered on the basis of the indicative layout, that it is possible to design a scheme for this number of units without prejudice to the amenity of existing residents in terms of loss of privacy or loss of light. In any event this would be controlled and assessed as part of any reserved matters application.

- 3.2 Consideration has been given to the redevelopment of the garages on Newtown whereby a planned pedestrian connection is proposed from Newtown to the application site. The plans under planning reference CB/16/04366/FULL have yet to be determined however the plans submitted if were approved, do not compromise the proposed linkage to this application site.

3.3 Future Occupiers

The indicative layout demonstrates that 62 dwelling houses could be sited such that there would be no resultant impact on future occupiers in terms of loss of light/overshadowing nor privacy concerns.

- 3.4 The indicative layout demonstrates that an adequate level of external amenity could be provided for future occupiers in accordance with the Central Bedfordshire Design Guide and internal amenity standards would be a matter that would be addressed at the Reserved Matters stage. However on the basis of the footprints proposed, it is concluded that suitable internal space standards could be achieved.

- 3.5 The Councils Pollution Officer has raised no objection to the proposal however has recognised that the site fronts the Mill Lane Recreation Ground which may

present noise and light sources (from sports matches, training, play equipment use etc.) which may need accommodating in to housing design/position at the detailed stage in order to protect the health, wellbeing and amenity of future residents. These matters can be satisfactorily controlled through the imposition of conditions.

- 3.6 The Councils MANOP Officer was consulted as part of this application and has made representations that there is a basic need for elderly accommodation within the area however whilst these comments are noted, there are no policy requirements for such a provision on a development of this scale.
- 3.7 Whilst bin storage and collection points and cycle storage facilities have not been identified on the indicative plan, the Councils waste officer is satisfied that there is sufficient spaces within the site to accommodate such facilities and as such is satisfied that this could be secured by condition as part of a planning permission. Therefore the proposal in this regard, would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 7 of the NPPF.

4. Highway and Access Considerations

4.1 Access

The proposed means of access is shown to be laid out in the form of a priority junction with 6m kerb radii, a 5.5m carriageway and 2.0m footways on either side. This is shown on drawing number 17537/MILL/5/503 and can, in itself, be considered to be acceptable to serve the scale of development proposed.

Concerns were expressed by the Councils Highways Officer however in connection with the proposed off site road works on Mill Lane. The original drawings failed to demonstrate appropriate traffic calming and pedestrian footways in the interest of highway safety. As such, revised plans were requested to address these matters and were supplied and reconsulted upon during the life of the application. The works to Mill Lane include the introduction of a priority give way arrangement, a common tool to accommodate traffic movements through an area where carriageways are relatively narrow together with the installation of a raised table at the junction of Newtown with Mill Lane that will have an influence on traffic speeds on the approach to the narrowing and provide a benefit to safety for all users at the junction. In addition the proposed site is accessible for pedestrians via a route leading onto Newtown thereby reducing the number of new pedestrian movements over the narrow section of Mill Lane. As a result of the improved calming measures and appropriate pedestrian footways, the Councils Highways Officer have concluded that the proposed off site works would accord to appropriate highway safety standards and no further concerns have been expressed subject to the condition to ensure its provision.

4.2 Rights of Way

Part of Mill Lane is a definitive bridleway and the Councils Rights of Way Officer has recommended that consideration be given to the highways related requirements to ensure that appropriate width is retained and that the road patterning and works do not compromise bridleway use. A number of revised highway plans have been considered as part of this application and the Highways Officer is satisfied that the use of this bridleway has not been compromised. No further concerns have been expressed by the Councils Right

of Way Officer to date.

4.3 Parking

On the basis of the indicative layout, it would appear that two off road parking spaces are proposed for smaller units which are likely to be 2/3 bedroom units and 3 spaces for larger units which are likely to be 4 bedroom units. Visitor spaces are dispersed throughout the site. This provision would be consistent with the Councils Parking Standards and this matter would be fully addressed through a reserved matters submission.

4.4 As such it is considered that the proposal would not be prejudicial to highway safety and would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 4 of the NPPF in this respect.

5. **Other Considerations**

5.1 **Affordable Housing Provision**

Under Policy CS7 of the Core Strategy, 35% of all developments for four dwellings and above should be provided as Affordable Housing units. The proposal for 62 units would qualify for Affordable Housing provision and 35% would equate to 22 units. The applicant has proposed a 40% affordable provision equating to 25 units across the development and shall form heads of terms for the legal agreement that would be required if Members resolve to grant consent. As such the proposal would comply with and exceed the requirements of Policy CS7.

5.2 **Archaeology**

The *Heritage Statement* reviews the results of the geophysical survey and the archaeological and historical background and context of the proposed development site. The *Statement* concludes that the site has low potential to contain archaeological remains of any period and any such remains would be of negligible to low significance. On the basis of the available evidence this is a reasonable conclusion. Although the groundworks required by the proposed development would have negative and irreversible impact on any archaeological remains the site contained, there is no evidence that the site contains any archaeological remains. Therefore, as the proposed development site has low potential to contain archaeological remains of any significance, the proposal will be unlikely to result in a loss of significance to heritage assets with archaeological interest. Consequently, despite concerns raised by the CPRE, the Councils Archaeologist has raised no objection to this application on archaeological grounds. Therefore the proposal is considered to accord with policies CS18 & DM15 of the Core Strategy for the North and Section 11 of the NPPF.

5.3 **Climate Change**

Policy DM1 requires all development above 10 dwellings to deliver 10% of the development's energy demand from renewable or low carbon sources. The proposed development is over the policy threshold. Policy DM2 requires all new residential development to meet CfSH Level 3. The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. All new development should therefore as minimum comply with the new Part L2013 of the Building Regulations and deliver 10% of their energy demand from renewable sources to meet requirement of policy DM1. The

Councils Sustainability Officer would wish to encourage the developer to achieve a higher energy efficiency standard than this prescribed by the 2013 part L of the Building Regulations, as energy efficient fabric leads to lower energy demand and smaller renewable energy installation to satisfy the requirement of policy DM1. If the proposal were considered otherwise acceptable, such matters could be satisfactorily resolved as part of any forthcoming reserved matters application and could be controlled by condition. As such, the proposal would conform with policies DM1 & DM2 of the Core Strategy for the North and Section 10 of the NPPF.

5.4 **Cumulative Impact on Town**

Whilst concerns have been expressed by local residents in respect of the cumulative impact on Potton due to the number of residential development proposals in recent years, planning applications can only be determined on the basis of their individual merits and therefore this is not a material consideration.

5.5 **Ecology**

The site lies within the Greensand Ridge Nature Improvement Area and hence the application needs to demonstrate that a net gain for biodiversity can be delivered in accordance with the NPPF and the NERC act. The ecological report identifies the habitats on site to be commonplace and of low conservation value. Species interest on the site has been identified for badgers and reptiles and a reptile mitigation strategy has been prepared to demonstrate how those animals found onsite can be translocated and accommodated in the new development. 3.1.16 of the Design & Access Statement suggests; 'It is possible to increase tree cover with new native tree planting of heathland character and will improve landscape character and increase biodiversity. 'The Councils Ecologist welcomes the re-introduction / creation of heathland which is indicative of Greensand Ridge habitat however caution is needed when additional tree planting is proposed. It is very easy to lose heath under tree cover and hence the Ecologist asks that specific habitat areas are identified and managed under an appropriate regime. The Councils Ecologist has noted that the SUDS feature in the south of the site will act in a multifunctional way to support biodiversity in addition to attenuating rainfall however further enhancements to support a net gain for biodiversity could come in the form of integrated bird and bat boxes, nectar and berry rich planting schemes, hedgehog holes in fences and insect boxes which can be controlled by condition. In summary, the Councils Ecologist has no objection to the proposal subject to the imposition of a condition to secure a ecological design strategy (EDS) addressing *mitigation, compensation and enhancement*. Therefore the proposal is considered to accord with policies CS18 & DM15 of the Core Strategy for the North and Section 11 of the NPPF.

5.6 **Fire Hydrants**

The Bedfordshire Fire Service has identified that new residential developments should allow for the provision of fire hydrants and appropriate access. This is a matter that could be designed into the layout at the detailed application stage and can be controlled by condition.

5.7 **Financial Contributions**

Significant weight should be given to the National Planning Policy Framework, which calls for the achievement of the three dimensions of sustainable development: economic, social and environmental. It is considered that Policy

CS2 of the Core Strategy for the North is in accordance with the National Planning Policy Framework. This states that developers are required to make appropriate contributions as necessary to offset the cost of providing new physical, social, community and environmental proposals .

In this case, Spending Officers were consulted and comments returned from Education and Leisure. The following contributions are requested and shall form heads of terms for the legal agreement that would be required if Members resolve to grant consent. As such, it is considered that the proposal would conform with policy CS2 of the Core Strategy for the North.

Education:

- £142,872.80 towards enhanced educational infrastructure at Potton Lower School
- £ 42,861.84 towards enhanced educational infrastructure at Potton Pre-School

Leisure

- £13,100 towards the cost of new Skate Park in Potton (The skate park project in Potton is a more recently identified town council project that may not have existed formally during the time of determination of other recent applications within Potton.)
- £15,000 towards the increase and upgrade of the existing play facilities in lieu of such facilities being provided on site, to be used at the Mill Lane Recreation Ground in Potton

NHS services

A number of concerns have been expressed by residents about the further impact on the existing health provisions within Potton as a result of this development. The Bedfordshire CCG were consulted and the potential impacts of the development were explored. The CCG confirmed there are no further projects where contributions could be utilised, over and above that which was secured by the recently approved development in Sandy Road, Potton under reference CB/16/02590/OUT for the improvements to the Gaminglay Surgery.

Build Rate Timetable

The applicant has confirmed their acceptance to agreeing a build rate timetable which would be controlled by a legal agreement. As a result, this reaffirms that the development would contribute to the councils 5 year housing supply and as such significant weight can be applied to the provision of housing towards that supply.

A number of concerns have been expressed in connection with outstanding funds in connection with the previous approval of this land, however these financial obligations were an obligation to the town council and were not secured under a 106 agreement which accompanied that previous permission. Furthermore, the extent of any outstanding obligations are not material to the determination of this application.

5.8 **Flood Risk & SuDs**

The site is located within Flood Zone Area 1 whereby the probability of flooding is identified as being low. As such, no objections have been raised by the Environment agency.

From 6th April 2015 local planning policies and decisions on planning applications relating to major development (developments of 10 dwellings or more; or equivalent non-residential or mixed development [as defined in Article 2(1) of the Town and County Planning (Development Management Procedure) Order 2015], must ensure that sustainable drainage systems (SuDS) for the management of surface water runoff are put in place, unless demonstrated to be inappropriate. A drainage strategy was supplied for consideration as part of the application and the Councils SuDs Officer is satisfied that an appropriate Sustainable Drainage System could be implemented on site so as limit any flooding potential and as such has not wish to raise any objection to this proposal subject to the imposition of conditions to control its provision at the reserved matters stage. In addition, neither the Internal Drainage Board or Anglian Water have wished to raise an objection to this application, subject to conditions of control of the provision as suggested by our SuDs officer. As such it is considered that the proposal accords with the Councils adopted SuDs guidance and the section 10 of the NPPF.

5.9 **Impact on Services**

Whilst concerns have been expressed by local residents about the impact of the proposed dwelling houses on the existing water and sewage connections, the Internal Drainage Board and Anglian Water has not raised any objections or concerns in this regard.

5.10 **Public Art**

Central Bedfordshire Council actively encourages the inclusion of Public Art in new developments and looks to developers / promoters of sites to take responsibility for funding and managing the implementation of Public Art either directly or through specialist advisers and in consultation with Town and Parish Councils and Central Bedfordshire Council. The Councils Public Art Officer has raised no objection to the granting of this permission, subject to the imposition of a condition to secure an art strategy. However it is considered that a public art strategy is not necessary to make a scheme of this scale acceptable.

5.11 **Human Rights issues**

The proposal raises no Human Rights issues.

Equality Act 2010

The proposal raises no issues under the Equality Act.

Recommendation:

That Outline Planning Permission be **Recommended For Approval** subject a 106 agreement and the following:

RECOMMENDED CONDITIONS

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.
(Policy DM3 of the Core Strategy for the North & Section 7, NPPF)**

- 5 **No development shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 6 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.**

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM14 of the Core Strategy and Sections 10 & 11 of the NPPF.

- 6 **No development shall take place until details of hard and soft landscaping (including details of boundary treatments) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

**Reason: To ensure an acceptable standard of landscaping.
(Policy DM14 of the Core Strategy for the North and Sections 7 & 11,**

NPPF)

- 7 The landscape details required by Condition 2 of this permission shall include the following:

An appropriate Arboricultural Impact Assessment and Method Statement, clearly showing the build specification for protective fencing and all related good working practices, which shall be in accordance with BS 5837 : 2012 "Trees in relation to design, demolition and construction" . The positioning of the fencing shall be erected to protect the natural canopy spread and root protection areas of the trees proposed to be retained. The approved Arboricultural Impact Assessment and Method Statement shall then be fully implemented before the commencement of any site construction works, and the approved fencing shall remain firmly in place throughout the entire course of development.

Reason: To ensure that a satisfactory standard of landscape protection is fully implemented in the interests of maintaining the health and natural canopy spread of the protected trees. Failure to secure these details prior to commencement of development could result in the unreasonable loss of a trees and landscaping that adds amenity value.

(Policy CS16 of the Core Strategy and Section 7 of the NPPF).

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

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design and working method to achieve stated objectives.
- d) Extent and location of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures, including timetable for submission of monitoring reports.

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

Reason: To ensure that biodiversity is properly protected and enhanced at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

- 9 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Level 1 Surface Water Drainage Strategy (Ref: 17570/SWDS, Woods Hardwick**

Infrastructure LLP, March 2016) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. The scheme shall include the following:

- Full detailed calculations using FEH rainfall data showing the simulated rainfall storms for the 1 year, 30 year, 100 year and 100 year plus 30% allowance for climate change;
- Full details of flow control measures to be used, demonstrating that runoff rate and volume will not exceed greenfield rates;
- Full calculations of the attenuation storage volume required including allowances for climate change, based on the simulated rainfall runoff and the agreed post-development discharge rates;
- Detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above Ordinance Datum). This shall include all elements of the system proposed, including source control, storage, flow control and discharge elements;
- Full details of exceedance management including flow routes both on and off site in the event of system exceedance or failure;
- Full details of water quality management and any amenity or biodiversity objectives;
- Details of construction and structural integrity of the entire system;
- Full details of the maintenance and/or adoption proposals for the drainage system including all elements listed above.

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

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with section 10 of the NPPF.

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

Reason: In the interests of sustainability. (Policy DM2 of the Core

Strategy for the North & Section 10 of the NPPF)

- 11 **No development shall take place until an Construction Management/Method Plan and Statement with respect to the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement/Plan. The details shall include, amongst other things, access arrangements for construction vehicles; compounds, including storage of plant and materials; details of wheel washing facilities; loading and unloading areas; method of materials extraction and re-use.**

Reason: In the interest of safeguarding the local residential amenity (Policy DM3 of the Core Strategy and Section 4, 7 and 13 of the NPPF)

- 12 Prior to the Submission of a Reserved Matters application a scheme for protecting the proposed dwellings from any potential noise and/or light identified in an associated assessment of the local recreation ground and plant hire premises (including access) shall be submitted and approved in writing by the local planning authority. None of the dwellings shall be occupied until any such scheme identified as necessary has been implemented in accordance with the approved details, shown to be effective and retained in accordance with those details thereafter.

Reason: To protect human health and residential amenity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 13 Prior to first occupation of the development the off-site highway works shown for indicative purposes on plan 17537/MILL/5/500E shall be constructed in accordance with full engineering details which must be first submitted in writing to and approved by the Local Planning Authority. The works shall be carried out in full accordance with the approved technical specification and thereafter retained for its purpose.

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety. (Policy DM3 of the Core Strategy for the North and Section 4 of the NPPF)

- 14 The reserved matters proposals shall not include any dwellings that are more than 2.5 storeys in height.

Reason: In order to provide an appropriate form of development in the interests of visual and residential amenity in accordance with policies CS14 and DM4 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF).

- 15 The details required by Condition 2 of this permission shall include a detailed waste audit scheme for the residential units in that area. The waste audit scheme shall include details of refuse storage and recycling facilities. The

scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy for the North & Section 7 of the NPPF)

16 The details required by Condition 2 of this permission shall include the following:

- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- Pedestrian and cycle linkages to existing routes on Mill Lane and Newtown as required
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the councils standards applicable at the time of submission.
- A Residential Travel Plan
 - A vehicular turning area within the curtilage of the site taking access from the public highway;
 - Refuse collection points;
 - Vehicle tracking diagrams.

Reason: To ensure the development of the residential site is completed to provide adequate and appropriate highway arrangements at all times. (Policy DM3 of the Core Strategy for the North & Section 4, NPPF)

17 The details required by condition 2 of this permission shall include a scheme for the provision of a pedestrian access from the site to Newtown including a timetable for its implementation. The link shall be implemented as approved and in accordance with the approved timetable and shall be retained thereafter for its purpose.

Reason: To ensure an acceptable pedestrian linkage between the existing and proposed development. (Policy DM3 of the Core Strategy and Section 7 of the NPPF).

18 No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of the dwellings the fire hydrants serving that development shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.

Reason: In order to ensure appropriate access to fire hydrants for use in the event of emergency in accordance with policy DM3 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF.

19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17537/MILL/5/503 (Site Access), 17537/MILL/5/500E (Calming Feature) and 17625/1000A (Site Location Plan).

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

INFORMATIVE NOTES TO APPLICANT

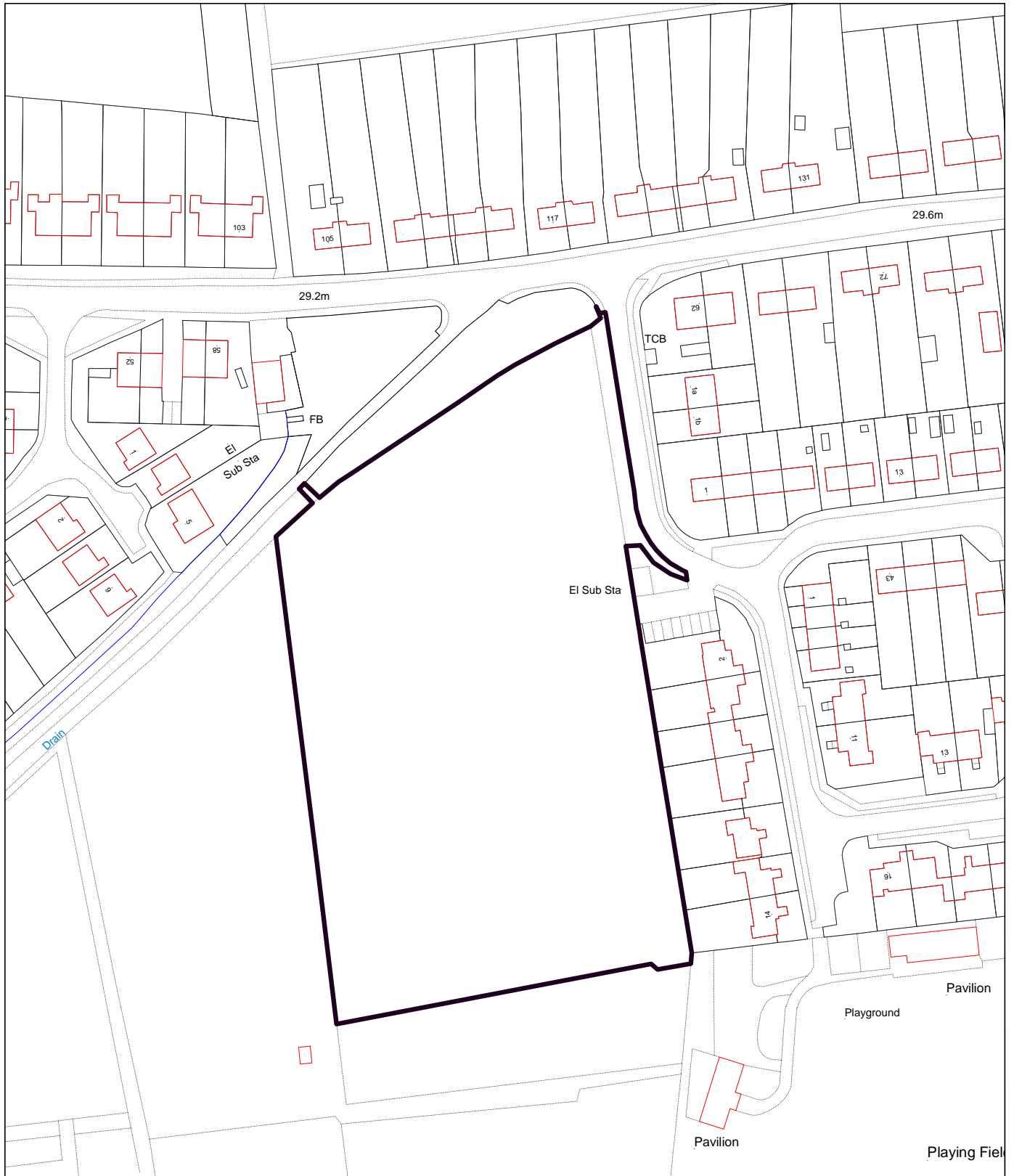
1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
2. 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.
3. No materials or vehicles associated with the development should be left on or near the public bridleway which may cause a hazard or inconvenience to users. The applicant must ensure that there is no encroachment beyond the property's legal boundary onto the width of the public footpath. However if a right of way closure is needed this will require at least six weeks notice.
4. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
5. This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.

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

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

DECISION

.....
.....



	© Crown Copyright. All rights reserved. Central Bedfordshire Council Licence No. 100049029 (2009)	<h2>Application No</h2> <h3>CB/16/03283/OUT</h3>
	Date: 12:December:2016 Map Sheet No	
Scale: 1:1500	<h2>Land west of Pastures, Upper Caldecote, Biggleswade, SG18 9BQ</h2>	

This page is intentionally left blank

Item No. 09

APPLICATION NUMBER	CB/16/03283/OUT
LOCATION	Land west of Pastures, Upper Caldecote, Biggleswade, SG18 9BQ
PROPOSAL	Outline Planning application for the Development of 40 dwellings, including new access, access road, car parking, landscaping and footpath link to adjacent playing fields.
PARISH	Northhill
WARD	Northhill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Alex Harrison
DATE REGISTERED	03 August 2016
EXPIRY DATE	02 November 2016
APPLICANT	William Willoughby (Estates) Ltd and Messrs DW, RG, SP, BJ Maudlin
AGENT	AKT Planning+Architecture
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Firth on the following grounds: <ul style="list-style-type: none">• The size of the development will increase the size of the village by over 6%.• Will impact upon the current water/sewage systems that cannot cope.• Concern over speeding traffic 4. Outside of settlement envelope The Scheme is a departure from the development plan. Parish Council objection to a major application
RECOMMENDED DECISION	Outline Application - Approval recommended

Reason for Recommendation

The proposal for 40 dwellings is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document; however the application site is adjacent to the existing settlement boundary of Upper Caldecote which is considered to be a sustainable village location. The proposal would have an impact on the character and appearance of the area however this impact is not considered to be harmful given its relationship to surrounding development already in this area. The proposal is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document (2009) and the Council's adopted Design Guidance (2014). The proposal would provide policy compliant affordable housing and the whole scheme would contribute to the Council's 5 year housing supply as a deliverable site within the period. These benefits are considered to add weight in favour of the development and therefore the proposal is considered to be acceptable

Site Location:

The application site is an arable land parcel located adjacent to the settlement envelope for Upper Caldecote. For planning purposes the site is located within the open countryside.

The site sits adjacent to existing housing to the eastern boundary. Immediately to the north is an area of amenity land with housing beyond. The southern and western boundaries abut sports pitches and arable land respectively, both of which are also within the open countryside.

The Application:

Outline planning permission is sought for the development of the site to provide 40 dwellings. All matters are reserved aside from access which is proposed as a priority junction arrangement from The Pastures, a residential service road east of the application site.

Since the original application submission an updated indicative layout was submitted to include further footpath links and additional archaeology information was also submitted.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

- CS1 Development Strategy
- CS2 Developer Contributions
- CS5 Providing Homes
- CS7 Affordable Housing
- CS14 High Quality Development
- CS16 Landscape and Woodland
- DM1 Renewable Energy
- DM2 Sustainable Construction of New Buildings
- DM3 High Quality Development
- DM4 Development Within and Beyond the Settlement Envelopes
- DM10 Housing Mix
- DM14 Landscape and Woodland
- DM15 Biodiversity
- DM17 Accessible Greenspaces

Development Strategy

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Sustainable Drainage Guidance SPD (May 2015)

Relevant Planning History:

None

Consultees:

Northhill Parish Council

It was resolved to object to the proposal for the following reasons:

- It is outside the settlement boundary
- Highways safety – it will result in an increase in traffic movement along Biggleswade Road, which vehicles already speed along. The access from the new development onto The Pastures is at a point where there is a sharp bend at the junction of The Pastures and Harvey Close. At times The Pastures is a very busy road as it leads to the playing field which is used for football matches and there are already problems with on street parking causing passing vehicles to have to travel on the wrong side of the carriageway, the increase in volume of traffic will make this problem worse.
- Concerns were raised regarding the capacity of utilities particularly the foul sewer to cope with additional dwellings
- The intensification of development in this part of the village.
- The layout and density of the dwellings.
- Impact on the infrastructure

Highways

Fundamentally there is no justifiable highway objection to the principle of residential development on this site. The scheme proposes access onto The Pastures, a typical residential estate road and the application is supported by a transport technical note that confirms that the access and surrounding highway network have sufficient capacity to accommodate the likely traffic movements associated with a development of up to 40 dwellings. .

With regard to the access arrangement, whilst I am generally content with the layout shown on the Wormald Burrows plan E3565/700/A I would require that the proposed 2.0m wide footway be extended to the south to form a continuous link with the footway leading from Harveys Close. Further I will require the proposed footpath link onto Water Lane to be extended across the verge to join the metalled carriageway of Water Lane. Both of these issues I suggest could be conditioned for

Turning to the indicative layout, whilst I appreciate that the layout is not for consideration as part of this application I would take the opportunity to point out that changes to the highway layout would be required that may impact upon the number or style of dwellings that can be accommodated on the site.

Sustainable Drainage Officer Although we have some concerns, we have no objection to the proposed development and consider that planning permission could be granted subject to condition(s) outlined below.

The ditches on both sides of Water Lane have been culverted over time and the section between Biggleswade Road and the entrance to Water Lane Farm is subject to frequent flooding after periods of heavy rain. Although this flooding does not generally affect the proposed site care should be taken to mitigate against any possible impacts on dwellings and drainage infrastructure.

We would prefer to see surface water from the site discharged through infiltration/soakaways to reduce the impacts on the existing surface water drainage system although we accept this is subject to further on site infiltration testing. Any direct discharge to the adjacent ditch system should be limited to the equivalent greenfield run off rate or less if attainable.

Internal Drainage Board Had no comments to make

Anglian Water Section 1 – Assets Affected
 – Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary

Section 2 – Wastewater Treatment
 2.1 The foul drainage from this development is in the catchment of Biggleswade Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network
 3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal
 4.1 From the details submitted to support the planning

application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

5.1 Not applicable

Landscape Officer

This site forms an integral part of the arable landscape vale landscape within landscape character area 4B - Lower Ivel Clay Valley. There are open views into the site from the farmland and footpath 20 to the south, but the site also connects with existing development and the village playing fields.

I do not object in terms of loss of landscape character but do have concerns regarding visual impact as seen from Waterlane Farm and from the public rights of way. I have the following comments on the design :

It will be extremely important in terms of landscape quality, within the village, to safeguard the rural character of Water Lane, including the wide swathe at the entrance. I would like to see properties 6, 7 and 11 set further back into the site to allow for increased tree planting and mitigation. In addition, more of these properties could gain from overlooking this attractive area.

The landscape proposals should seek to reinforce the existing native hedging but should also allow for the removal and replacement of evergreen ornamentals such as the cherry laurel. Stock of locally native origin is preferred but also trees which will be resilient to drought. I would like a greater depth of planting on the southern boundary.

The internal landscaping should also try to reflect the village setting and avoid the use of frequently used, highly suburban landscape choices such as Photinia for hedging or trees with purple or variegated leaves.

Green Infrastructure

The current proposals as indicated in the indicative

master plan would not clearly deliver this gain, changes should be required by condition in order to make the proposal acceptable.

The proposal does not appear to include any public open space. The scheme should deliver open space in accordance with the standards set out in CBC's Leisure Strategy. This public open space should be located to complement either the open space at Water Lane, or the recreation area to the south of the site. The inclusion of appropriate levels and locations of public open space must be delivered in order to make the proposal acceptable.

A key feature for the site in green infrastructure terms is the frontage to Water Lane, where there is an existing open space / extended verge, with grass, trees and an existing hedgerow. The development should be designed to complement this existing space. The current proposal shows properties with a rear or side aspect to this space, which would have a negative visual and amenity impact. The layout should be reconfigured to have a positive relationship with this space, with properties facing Water Lane and this space.

The link to the recreation area through the site is positive. Guidance is available in CBC's design guide about integrating access routes through development.

The proposals for drainage indicate a SuDS pond. The integration of this pond within the design of the scheme is poor - it is not clearly in the public open space, or fronted onto by properties. As suggested above, the Water Lane frontage in its entirety should be redesigned, and this pond should be designed positively into the public realm, as a public open space, and fronted onto by homes.

The drainage should not rely solely on a pond at the edge of the scheme; sustainable drainage should be integrated within the scheme, and be in line with the design guidance and local requirements for SuDS set out in CBC's adopted Sustainable Drainage SPD. As suggested by Flood Risk colleagues, drainage conditions should be imposed, and these should include the requirements for the site to include SuDS that comply with the SPD.

Ecologist

Having looked at the submitted documents I would have no objection to the proposals but note from the layout that no public open space has been included. The NPPF calls for development to deliver a net gain for biodiversity and yet the ecological report states on its opening page that '*there will be little opportunity for new habitat creation or enhancement*' this is very disappointing. The inclusion of

integrated bird and bat bricks are opportunities which should be adopted at a 1 per unit ratio and the attenuation pond should be planted with locally native wetland species. To ensure these features deliver a net gain and that the necessary precautionary construction procedures are followed I would ask that a condition is added.

Trees and Landscape

Site is currently arable land with boundary hedgelines and some scattered trees. It would seem that the intention will be to retain these features. We will require an Arboricultural Impact Assessment identifying all tree and hedgerow features both on and off site that could be affected by the proposals. Details of how they will be retained and protected throughout the development will be required.

Full and detailed landscape and boundary treatment details will be required which will emphasise native tree planting and enhancements of existing boundaries.

CPRE

Provided extensive comments which are summarised as follows:

- a. Unacceptable impact in relation to important open space to the north and the recreation ground to the south.
- b. Does not comply with the aims of the Northill Neighbourhood Plan and granting would undermine the process as the site is premature.
- c. Existing policies are in line with the NPPF and the housing land supply has been broadly addressed. DM4 should be afforded weight.
- d. Site does not meet any strand of sustainable development as set out in the NPPF. Development fails the environmental strand, does not show how other means of transport can serve the development, no CIL to provide economic sustainability.

Housing Officer Development

I support this application as it provides for 14 affordable homes which reflects the current affordable housing policy requirement of 35%. The supporting documentation however does not indicate the proposed tenure split of the affordable units. The Strategic Housing Market Assessment (SHMA) indicates the tenure requirement as being 73% rent and 27% intermediate tenure from sites meeting the affordable threshold. This would make a requirement of 10 units of affordable rent and 4 units of intermediate tenure (shared ownership) from this proposed development.

I would like to see the affordable units dispersed throughout the site and integrated with the market

housing to promote community cohesion & tenur blindness. I would also expect the units to meet all nationally prescribed space standards. We expect the affordable housing to be let in accordance with the Council's allocation scheme and enforced through an agreed nominations agreement with the Council.

Archaeology

The proposed development site is located within an extensive cropmark complex (HER 9093) and within the historic core of the village of Upper Caldecote (HER 17082). These are heritage assets with archaeological interest as defined by the *National Planning Policy Framework (NPPF)*.

The cropmark complex (HER 9093) extends southwards for more than a kilometre and contains a range of sites and features. Archaeological investigations in advance of quarrying at Broom Quarry to the south and its eastwards extension showed that these cropmarks did contain a number of features that belonged to geological features. However, they also included the remains of an extensive archaeological landscape containing substantial evidence of settlement, funerary and ritual sites and features and systems of land division dating from the Neolithic to the medieval periods (Cooper and Edmonds 2007 and HER 9095). Some of the sites had high quality preservation of deposits including some with waterlogging, there was also a very rare "C-shaped" monument dating to the Bronze Age. It has been suggested that the rarity and preservation of some of the sites investigated at Broom Quarry might have been sufficient significance (i.e. national importance equivalent to a Scheduled Monument) to merit preservation *in situ* (Firth and Oake 2011, 259). An aerial photograph of the proposed development site (TL1745/1/6) contains a large number of features some of which, on the basis of the investigations carried out elsewhere within HER 9093 and at other related locations, will be of geological origin but others will represent archaeological and have the potential to be sites that may be of such significance that they require preservation *in situ*.

The village of Upper Caldecote (HER 17129) is in an area known to have been settled by the *Giffe* tribe in the early Saxon period and archaeological remains of early to middle Saxon occupation have been found in the surrounding area (Cooper and Edmonds 2007). The first documented reference to Caldecote is in the 12th century and is likely to refer to the present settlement that developed around the village green, although its origins are likely to be earlier than that. The settlement continued to develop and change throughout the medieval and post-medieval periods. Elsewhere in the Ivel Valley locations

on the edge of present village cores, such as proposed development site, have been shown to contain the remains of Saxon and early medieval settlement e.g. Stotfold (HERs 74, 16829 and 19534), Langford (HERs 17135 and 19481) and Henlow (HER 19887 and EBD 718).

The site is within an area of cropmarks that has been shown to contain well preserved remains of occupation and other activity dating from the Neolithic to medieval periods; it is also within the historic settlement core of Upper Caldecote. Paragraph 128 of the *NPPF* states the following regarding applications that have the potential to affect heritage assets:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

In this case, given the cropmark evidence from the proposed development site and its potential to contain well preserved archaeological remains a Heritage Statement incorporating the results of an archaeological field evaluation comprising at least a geophysical survey/air photograph analysis and trial trenching is required to provide the appropriate level of information. The application does include a *Desk-Based Assessment* (Heritage Planning Services 2016) but not the results of an archaeological field evaluation.

The *Desk-Based Assessment* states that the proposed development site as having high archaeological potential (8.1), but it does not specifically discuss air photograph TL1745/1/6 which is specifically relevant to the site. The *Assessment* goes on to identify groundworks associated with the development of the site as having the potential to damage archaeological remains at the site (8.2). It also suggests that the site should be subject to a phased programme of archaeological investigation "beginning with a programme trench evaluation"; though it is not clear whether this investigation should be done pre-

determination or post planning consent.

Although the site has clear archaeological potential, the submitted *Desk-Based Assessment* only identifies that potential in the general sense in that it is likely to contain archaeological remains. It does not provide any characterisation of the archaeological resource and appears to assume that any development impact on archaeological remains can be mitigated by investigation and recording. This is not a safe assumption. The cropmark complex HER 9093 and its associated archaeological landscape have been shown to contain sites and monuments that are potentially of sufficient significance to merit preservation *in situ* because of their national importance in line with paragraph 139 of the *NPPF* which says that non designated heritage assets of equivalent significance to Scheduled Monuments should be subject to the same policy as designated heritage assets. The proposed development site has the potential to contain remains of this quality. Without the evidence from a field evaluation it is not possible to characterise the archaeological resources of the site or define their significance. It is not appropriate to undertake the field evaluation as part of a post planning consent scheme of investigation secured by a condition on an outline consent because the principle of development has already been established and it would not be possible to protect significant archaeological remains *in situ*.

On the basis of the submitted desk-based assessment it is not possible to assess the impact of the proposed development on a site of acknowledged archaeological potential. An archaeological field evaluation is required to provide the appropriate level of information. The applicant should be asked to commission and archaeological field evaluation as soon as possible. It may be worthwhile for the applicant to withdraw the application until the archaeological evaluation has been completed and resubmitting the application when the evaluation report is available.

If the required information from an archaeological field evaluation is not forthcoming this application should be refused on the grounds that insufficient information on the archaeology of the site has been made available to enable the impact of the proposal on the significance of heritage assets with archaeological interest contrary to paragraph 128 of the *National Planning Policy Framework*.

Following the submission of additional information:

The evaluation comprised the excavation of seven trial

trenches distributed across the site with some of the trenches located to investigate potential archaeological features identified from aerial photographs. Archaeological features were identified in the trenches in the western part of the site (Trenches 3, 4 and 7) including both pits and linear features. Although dating evidence recovered from these features was limited, pottery suggests that they are likely to be of medieval (12th-13th century AD) in date. It is also suggested that one of the undated features may be prehistoric in origin.

The northern part of the proposed development site is known to be within the identified historic core of the settlement of Upper Caldecote (HER 17192) and the evaluation report suggests that the archaeological features identified in the trial trenches are likely to relate to this heritage asset with archaeological interest. If any of the features are prehistoric in date they are likely to belong to the wider archaeological landscape known from aerial photographs and archaeological investigation to the south (HER 9093).

The proposed development site contains archaeological remains that are likely to relate to the historic settlement of Upper Caldecote and possibly also prehistoric remains. The investigation of rural Saxon and medieval settlements to examine diversity, characterise settlement forms and understand how they appear, grow, shift and disappear is a local and regional archaeological research objective (Wade 2000, 24-25, Oake 2007, 14 and Medlycott 2011, 70). Paragraph 141 of the *NPPF* states that Local Planning Authorities should require developers to record and advance understanding of the significance of heritage assets before they are lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (CLG 2012).

The proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and therefore upon the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of the archaeological heritage assets. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development; the post-excavation analysis of any archive material generated and the publication of a report on the works. In order to secure this, please attach the following condition to any permission granted in respect of this application.

Pollution Team

Had no comments to make

Waste Officer

We would like a condition to be included for the developer to provide adequate funds for the provision of all bins.

The Council's waste collection pattern for Upper Caldecote is:

- Week 1 – 1 x 240 litre residual waste wheelie bin, 1 x 23 litre food waste caddy
- Week 2 – 1 x 240 litre recycling wheelie bin, 2 x reusable garden waste sacks and 1 x 23 litre food waste caddy.

Please note that bins are chargeable for all properties and developers will be required to pay for all required bins prior to discharging the relevant condition. Our current costs for these are £25 + VAT per 240 litre bin and £5+VAT per set of food waste bins.

Vehicle tracking information will be required to demonstrate our collection vehicles can access the development; the minimum measurements that should be used are detailed below. Parked cars also need to be taken into account to ensure access for our collection vehicles is not blocked.

If there are private roads on the development or road ways that are too small for our vehicles to safely access (and exit in forward gear), bin collection points will need

to be provided (at entrance to adopted highway), for example this may be the case for plots 10, 11 and 12. The developer will need to demonstrate the bin collection points are sufficiently sized to hold at least two bins per property on collection day. Residents would not be expected to pull their bins further than 25m to a bin collection point.

Sustainable
Officer

Growth

The proposed development should comply with the requirements of the development management policies: DM1: Renewable Energy; DM2: Sustainable Construction of New Buildings; and Core Strategy policy CS13: Climate Change.

Policy DM1 requires all new development of more than 10 dwellings to meet 10% energy demand from renewable or low carbon sources. The proposed development is above the policy threshold and therefore all dwellings should have 10% of their energy demand sources from renewable or low carbon sources.

Policy DM2 requires all new residential development to meet CfSH Level 3. The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. The development should therefore as minimum comply with the new Part L2013 of Building Regulations and deliver 10% of their energy demand from renewable sources. In terms of water efficiency, the development should achieve 110 litres per person per day as this is the closest standard to the Level 3 of the CfSH.

Policy CS13 requires that all development takes into account climate change and its impacts on the development. The development therefore should be designed with climate change in mind taking account of increase in rainfall and temperature. The development should minimise hard standing surfaces and increase green, natural areas to allow rainwater infiltration and minimise heat island effect through evaporation and tree shading. Light colour building and landscaping materials should be prioritised over dark coloured which absorb more sun light and retain heat increasing urban heat island effect.

The Design and Access Statement proposes that the dwellings will meet renewable energy policy requirement through installation of solar panels, but this will be confirmed later at detailed design stage and details will be submitted at the Reserved Matters stage. The Statement does not provide information on proposed water and energy efficiency standards or climate change measures.

I would like more information on how policies' requirements will be met to be submitted with the full planning application. The information should cover: energy and water efficiency, renewable energy contribution, climate change adaptation measures to minimise risk of overheating in dwellings and proposed ventilation strategy.

Should permission be granted for this development I would expect the following conditions to be attached to ensure that policies CS13, DM1 and DM2 requirements are met:

- 10% energy demand of the development to be delivered from renewable or low carbon sources;
- Water efficiency to achieve water standard of 110 litres per person per day;
- Development to include climate change adaptation measures to minimise risk of overheating.

Other Representations:

Neighbours

54 letters have been received:

47 are made either in objection (37) or raising comments (10) highlighting the following planning issues:

- Development is outside of the settlement envelope and is out of character with the area, making it more urbanised. Development is too dense.
- Harmful impact on open space to the north of the site.
- Upper Caldecote does not have the infrastructure or services to accommodate the growth proposed.
- Traffic on Biggleswade road already high and the proposal would generate high numbers of vehicles. Causing problems at times such as school drop off and pick up.
- The proposed access is unsafe and development will increase speeding in the village. Traffic calming measures should be installed.
- Under provision of parking proposed.
- The number of dwellings is too high and should be nearer 20. Proposal would expand the village by 9% and cannot be considered small scale.
- There are other available sites on the outskirts of the village that would have a lesser impact.
- Development is contrary to the Northill Neighbourhood Plan
- There have been instances of flooding in the village. The water supply, drainage and sewerage infrastructure is inadequate.
- Unacceptable amenity impact on properties on

Harvey Close.

- Concern over the removal of existing landscape features on the site.

7 letters of support received raising the following planning points:

- Within the village boundary
- Flooding instances were between 20 and 25 yrs ago
- Traffic problems are non-existent
- Will enhance The Pastures with good mix and size of housing.
- Village needs housing if it is to thrive including affordable.
- Hope to result in associated expansion of amenities and infrastructure.

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Neighbouring Amenity
4. Highway Considerations
5. Other Considerations
6. Whether the scheme amounts to sustainable development
7. The Planning Balance

Considerations

1. Principle of Development.

1.1 The application site is an undeveloped parcel of arable land and is overgrown. The site is considered to have a relationship with existing built form to the immediate east and north. The site lies outside of the settlement envelope of Upper Caldecote which is designated as a large village and CSDMP policy DM4 limits the extent of development allowed within and outside of settlement envelopes. The policy does not allow for new development in the open countryside and therefore the proposal is contrary to this policy.

1.2 At the time of writing the Council cannot demonstrate a five year supply of deliverable housing land. This means that under the provisions made in paragraph 49 of the National Planning Policy Framework 2012, policies concerned with the supply of housing (including DM4, DM14, and CS16 of the North Core Strategy) must be regarded as 'out-of-date', and the NPPF states that permission should be granted unless the harm caused "significantly and demonstrably" outweighs the benefits.

1.3 However, recent case law tells us that these policies should not be disregarded. On the contrary, 'out of date' policies remain part of the development plan, and the weight attributed to them will vary according to the

circumstances, including for example, the extent of the five year supply shortfall, and the prospect of development coming forward to make up this shortfall.

- 1.4 The amount of weight that should be given to those out of date policies is influenced by the proximity of housing supply to housing need. At the time of writing, the Council is very near to being in a position to demonstrate an ability to meet its housing for the five year period (4.89 years, or around 97%) and so appropriate weight can be given to housing restraint policies.
- 1.5 Paragraph 14 of the Framework confirms that where relevant policies of the development plan are out of date, permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework, taken as a whole or specific policies in the Framework indicate development should be restricted.
- 1.6 With this scheme, 40 dwellings would be provided by the development and 35% of those would be affordable homes. The applicant will be required to commit to a legal obligation that would confirm the extent of deliverability of the development on the site within a five year period to show how it would contribute to the Council's housing land supply. The development would positively contribute towards the supply of housing to help meet need and weight should be attributed to that benefit in the planning balance.
- 1.7 Sustainability
Concern has been raised regarding the sustainability of the proposal. Upper Caldecote is categorised as a Large Village under Policy CS1 of the Core Strategy. There are various facilities in the village including a shop north of the site, a pub, lower school, Church, community facilities. There is also a bus service through the village and therefore Upper Caldecote is on balance considered to be a sustainable location in planning terms.
- 1.8 Settlements that are classified as Large Villages are considered to be able to accommodate small scale housing and employment uses together with new facilities to serve the village. Although small scale development is not defined, the scale of the proposed development should reflect the scale of the settlement in which it is to be located. The scale of this proposal is considered to be reflective of the scale of development of the area, namely The Pastures, east of the site.
- 1.9 The conflict with Policy DM4 in so far as it seeks to restrain development in the open countryside would not, in itself, significantly and demonstrably outweigh the benefit of housing provision. This is particularly apparent as the application site has a clear relationship with existing residential development in all directions.
- 1.10 Additional material planning considerations may contribute towards the benefits and the dis-benefits of the development and can impact of the final planning balance. These are considered in the report below.

2. Affect on the Character and Appearance of the Area

- 2.1 Development of the site will increase the built form in the area. Development results in a loss of open countryside and this is considered to be an adverse impact.
- 2.2 With regards to the residential scheme, detailed design considerations will be left for any subsequent reserved matters layout. An indicative layout was submitted with the application which shows a development of mixed dwelling types within the site. Little weight is given to this layout with this outline application but it does indicate that the site could accommodate the quantum of development proposed. Any reserved matters proposed would expect to provide a high quality development that is designed in accordance with the Council's adopted design guide and this would likely affect the indicative layout as garden and parking standards are taken account of.
- 2.3 Views from the south towards the site mitigated against with the inclusion of strong landscaping on the southern boundary of the residential scheme. This would reduce the impact on the character of the area and can be secured through condition. The Landscape Officer does not object to the application but stresses the importance of preserving the rural character from public realm viewpoints. Stronger planting on the southern boundary will help to achieve this and a more robust planting screen will be expected at the northern boundary. These can both be secured as part of reserved matters and are achievable in principle. While it is acknowledged that there would be a permanent impact on the character of the area and the landscaped, it is considered to be acceptable in this instance.
- 2.4 On the basis of the considerations made above the scheme is considered to not adversely harm the character and appearance of the area in spite of a loss of open countryside. Furthermore the indicative layout suggests that a development of 40 units on the site could be accommodated if greater provision for boundary planting were provided. The proposal is therefore considered acceptable in light of the policies of the NPPF and policy DM3 of the Core Strategy and Development Management Policies 2009.

3. Neighbouring Amenity

- 3.1 The site does not adjoin any residential curtilages on either its northern, southern or western boundaries and there would be no amenity impact in these directions as a result. To the east the site abuts The Pastures, a relatively modern housing development which leads to a number of cul-de-sacs and the recreation ground to the south. There are a number of dwellings on Harvey Close that will back onto the site with a number to the north of these looking onto the application site on the other side of the road. Detailed design considerations are a reserved matter and this makes it difficult to ascertain specific impacts on neighbouring properties. It is considered that any subsequent reserved matters application would design a scheme that takes account of neighbouring properties to ensure there would be no harmful impact to existing residents.
- 3.2 Taking account of the indicative layout submitted it is considered that a scheme could be achieved in principle that would not have a detrimental impact on neighbouring amenity although there are concerns over the closeness of plot 26 to the rear boundary of 12 Harvey Close and the closeness of plot 32 to Nos 2 and 4 Harvey Close but these can be addressed through a reserved matters

application.

- 3.3 In terms of providing a suitable level of amenity for potential occupiers, any detailed scheme would be expected to be designed in accordance with the Council's adopted Design Guide and this guide includes recommendations to ensure suitable amenity levels are provided. Therefore it is considered that the adopted policy can ensure that a suitable level of amenity could be provided for new residents.

4. Highway Considerations

- 4.1 The Highway Officer has considered the scheme and raised no objection to the application. The access arrangement is such that it utilises an existing access from Biggleswade Road, accessing from an existing housing development. The nature of the road at The Pastures is such that it is considered to be able to accommodate the additional traffic movements generated from this scheme and this is the case for the roads in the wider village area.
- 4.2 In terms of parking the residential scheme will be required to meet the design guide parking standards for both residents and visitors but this is a design detail that would be considered at reserved matters stage. The indicative layout indicates that suitable parking arrangements can be achieved.
- 4.3 In terms of integrating with the existing settlement the indicative layout plan was updated to show the inclusion of a footpath link to the north of the site and also on both sides of the access road from the pastures. This is in addition to the southern link originally proposed. The new links are within highway land and therefore are achievable and can be secured through S106 agreement. The development is therefore considered to provide good connecting links for the site to the village.
- 4.4 The indicative layout shows the access road terminating at the southern end with no physical end point. The possibility of extending this road beyond the application site is not a matter that can be given significant weight as it is not an intention of this application. However it is noted as a concern and reserved matters proposals would be expected to propose development that includes termination points at highway ends in accordance with the Design Guide.
- 4.5 As a result there are no objections on the grounds of highway safety and convenience.

5. Other Considerations

5.1 Drainage

In terms of drainage, if a scheme were considered acceptable in principle it would be subject to ensuring details of suitable drainage systems are proposed and in place to accommodate drainage impacts. The application included details of sustainable urban drainage details and there are no objections to this in principle. It is necessary to condition the approval of drainage details on the outline consent to ensure the specifics of a scheme are acceptable in accordance with the Council's adopted Sustainable Drainage SPD and to ensure appropriate management and maintenance is secured.

5.2 Ecology

Objections have been received relating to the impact on wildlife. The application included an Ecological Survey and this has been considered by the Council Ecologist and no objection has been raised subject to a condition. The Ecologist has opined that a requirement for bat and bird boxes and appropriate planting will help to provide a net gain in biodiversity and this is considered a reasonable requirement for the applicant to meet in this instance.

5.3 Neighbourhood Plan

Objection was received on the grounds that the Proposal is contrary to the Northhill Parish Neighbourhood Plan which sees, among other things to limit housing development to no more than 10 units. This is acknowledged however it is understood that the plan is not in draft form as yet and currently comprises a vision statement only. Therefore the neighbourhood planning process is very much in its infancy. As a result little weight is given to this concern. As the plan progresses greater weight can be applied to it as a material consideration but the intention cannot be used as a reason to delay the determination of development proposals submitted to the Council.

5.4 S106 agreement

Spending Officers were consulted and comments returned from Education and Leisure. NHS England were consulted on the application but no comments were received. The following contributions are requested and shall form heads of terms for the legal agreement that would be required if Members resolve to grant consent.

Education:

Early Years – £27,652.80
Lower school - £92,176.00
Middle School - £92,751.36
Upper School - £113,737.73

To help with the connectivity of the site and its relationship to the existing village an obligation will be included to provide the previously mentioned new footpath links adjacent to the site.

Timetable for delivery of housing:

In order to demonstrate that the development will contribute houses towards the Council's 5 year land supply the agreement will include a clause requiring the applicant/developer to submit a timetable for the delivery of the houses which will be agreed with the Council. Failure to enter into such an agreement will result in the application being refused on the grounds that it is not demonstrated that the site is deliverable.

6. Whether the scheme is Sustainable Development

- 6.1 The application has been submitted with the argument that the Council is unable to demonstrate a deliverable 5 year supply of housing land. Therefore the scheme is proposed to meet an assumed housing need in the area. However, at the time of writing the Council considers that it is close to being able to demonstrate such a supply. Paragraph 14 of the NPPF still applies and states that the presumption in favour of sustainable development is at the heart of the NPPF, for decision-making this means:

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

As such consideration has to be given to this scheme with the proviso that the Council's housing supply policies, including Core Strategy policy DM4, are not up to date. The wording of policy DM4 limiting residential development to small schemes within the settlement envelope should therefore be given some weight as it is noted that recent case law advises that the nearer an Authority gets to having a deliverable supply, the greater weight can be applied to policies such as DM4. This has been considered and in this instance the benefit of providing housing through this scheme, making a significant contribution towards the completion of a deliverable 5 year housing land supply is considered to outweigh the fact that the site is outside the settlement envelope bearing in mind its relationship with the existing settlement.

6.2 Consideration should still be given to the individual merits of the scheme in light of the presumption in favour of sustainable development. Paragraph 7 of the NPPF sets out the three dimensions to sustainable development; economic, social and environmental. The scheme should therefore be considered in light of these.

6.3 Environmental

The encroachment of built development beyond the settlement envelope results in a loss of open countryside which is a negative impact of the proposal. However the impact is not considered to be of such significance that it would warrant a reason to refuse planning permission. It will sit adjacent to existing residential properties and while materially altering the character of the area will not appear isolated, relating well to the existing settlement, and it is considered that this is an instance where the impact of developing adjacent the settlement envelope does not result in significant and demonstrable harm.

6.4 Social

The provision of housing is a benefit to the scheme which should be given significant weight. As is the provision of affordable housing. Both of these considerations are regarded as benefits of the scheme.

The site is close to an existing bus route and the village is well served by existing footways making the site accessible to the village core. The accessibility from the site is improved through the provision of footpath links to the north, east and south. The report has detailed that Upper Caldecote is regarded as a sustainable settlement and it is considered that it offers the services and facilities that can accommodate the growth from this scheme.

6.5 Economic

The economic benefits of construction employment are noted. As mentioned above financial contributions will be secured for education projects at schools in

the catchment area of the site to help accommodate the level of growth anticipated from this scheme which is considered to be a benefit.

7. Planning balance.

- 7.1 In this case, the provision of housing and the provision of policy compliant affordable housing units would be a significant benefit by contributing to the 5 year supply. The site is considered to relate to the existing settlement and represents a sympathetic extension to the village. The loss of open countryside is considered to be an adverse impact. It is considered that the benefits are considered to outweigh the adverse impact on the character of the area that would occur from developing land in the open countryside. In light of the comments made above it is considered even though the development is contrary to policy DM4 of the Core Strategy and Development Management Policies 2009 the individual merits of this scheme are such that the proposal can be regarded as sustainable development in the eyes of the NPPF and no significant and demonstrable impacts have been identified. As such the application is recommended for approval.

Recommendation:

That Planning Permission be Granted subject to the completion of a S106 agreement and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended)
- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 **No development shall take place until details of the existing and final**

ground, ridge and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties. Thereafter the site shall be developed in accordance with the approved details.

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

- 5 No development shall take place until details of hard and soft landscaping (including details of robust planting schemes at the southern and northern boundaries, boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

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

- 6 No development shall take place shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 5 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 5.

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

- 7 No development shall take place until a detailed surface water drainage scheme for the site including a management and maintenance plan has been submitted to and approved in writing by the Local Planning Authority. The scheme design shall be based on sustainable drainage principles in accordance with the Council's Sustainable Drainage SPD and an assessment of the hydrological and hydrogeological context of the development. The scheme shall be implemented in accordance with the approved details and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance.

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

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

- 9 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

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

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

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

- 11 **No development shall take place until a written scheme of archaeological investigation; that includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.”**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development. This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the *National Planning Policy Framework* that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

12 Any subsequent reserved matters application shall include the following;

- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- Pedestrian and cycle linkages to existing routes including to Harvey Close and Water Lane
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the councils standards applicable at the time of submission.
- A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
- Materials Storage Areas.
- Wheel cleaning arrangements.
- A Residential Travel Plan.

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

13 **Prior to commencement of development full engineering details of the access arrangement and off-site highway works shown for planning purposes on Wormald Burrows Partnership plan E3565/700/A dated 20/06/16 shall be submitted to and approved by the Local Planning Authority and no dwelling approved under any subsequent reserved matters application shall be brought into use until such time as the agreed works have been implemented.**

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety

14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers E3565/700/B, CBC/001.

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

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. AN1/. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

AN2/. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

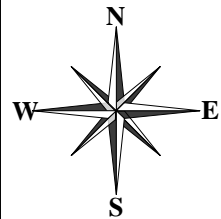
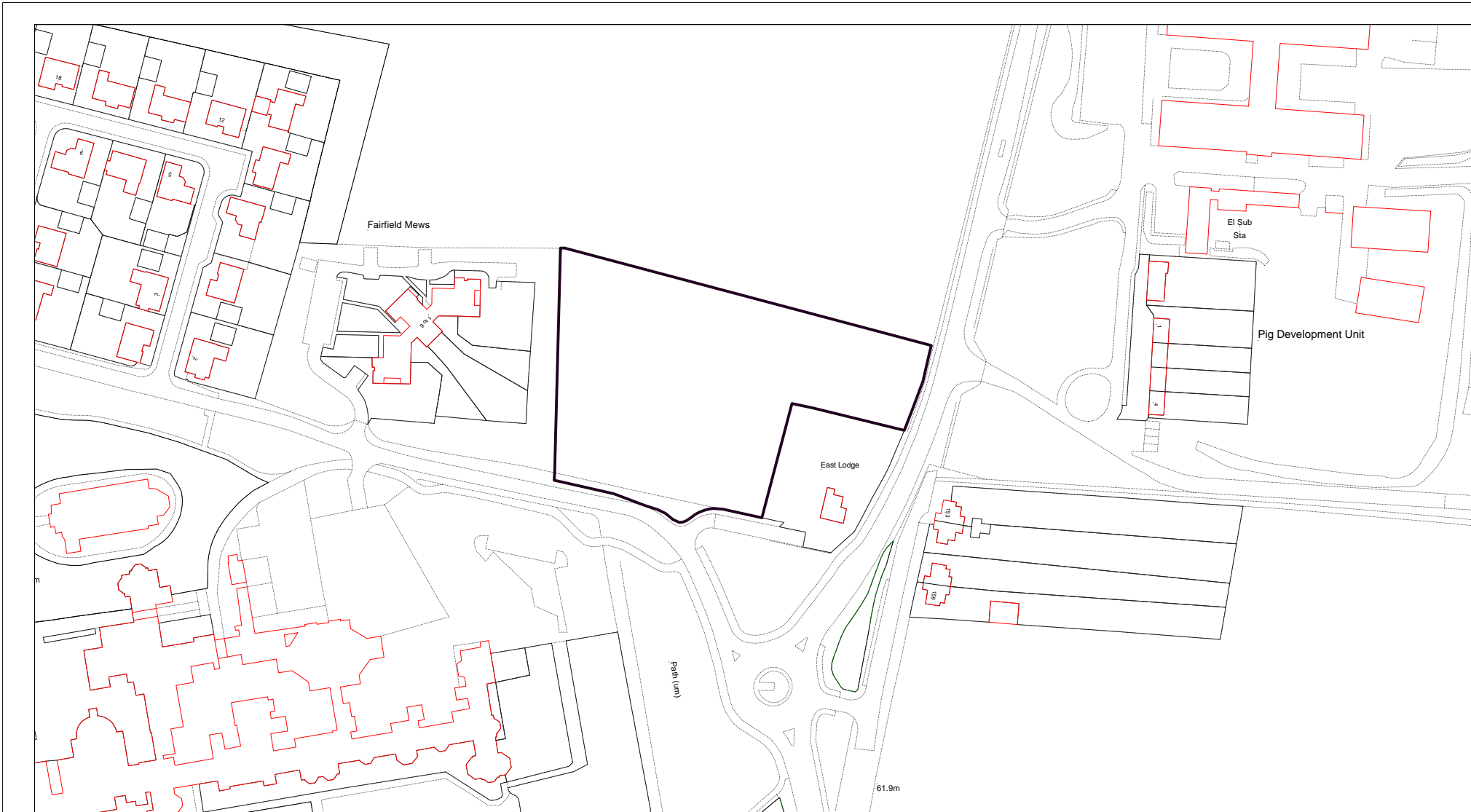
AN3/. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

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

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

DECISION

.....
.....



© Crown Copyright. All rights reserved.
 Central Bedfordshire Council
 Licence No. 100049029 (2009)

Date: 12:December:2016

Map Sheet No

Scale: 1:2000

Application No. CB/16/03885/OUT

Land at East Lodge, Hitchin Road, Stotfold, Hitchin, SG5 4AA

This page is intentionally left blank

Item No. 10

APPLICATION NUMBER	CB/16/03885/OUT
LOCATION	Land at East Lodge, Hitchin Road, Stotfold, Hitchin, SG5 4AA
PROPOSAL	Outline Application: 18 No. 2 storey family houses on area of open land, former gravel workings, to the north west of the junction of Hitchin Road and Eliot Way
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Alex Harrison
DATE REGISTERED	27 September 2016
EXPIRY DATE	27 December 2016
APPLICANT	P.J.Livesey Holdings Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The scheme is a departure from the development plan. Parish Council objection to a major application
RECOMMENDED DECISION	Outline Application - Approval recommended

Reason for Recommendation

The proposal for 18 dwellings is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document; however the application site is adjacent to the existing settlement boundary in Fairfield which is considered to be a sustainable location and the site already benefits from outline planning permission for 18 dwellings. The proposal would have an impact on the character and appearance of the area however this impact is not considered to be harmful given that there are other 2 storey dwellings in this area that are exposed to the open countryside already. The proposal is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document (2009) and the Council's adopted Design Guidance (2014). The proposal would provide policy compliant affordable housing and the whole scheme would contribute to the Council's 5 year housing supply as a deliverable site within the period. These benefits are considered to add weight in favour of the development and therefore the proposal is considered to be acceptable and there are no significant and demonstrable reasons identified to warrant refusal of the application.

Site Location:

The application site is an undeveloped parcel of land that sits generally north of the Fairfield settlement. Residential units are apparent immediately adjacent the site to the east (single dwelling known as East Lodge) and west (converted isolation unit at the former Fairfield hospital). Eliot Way, an unadopted access road runs to the south of the site. Open countryside sits to the north and the site is open on this boundary.

The former isolation unit west of the site is a Grade II listed building and the site is within its setting. Trees adjoining the west boundary of the site are protected by TPO

The Application:

Outline planning permission is sought to develop the site to provide 18 two-storey dwellings. All matters are reserved but the application submission gives a number of indicative elements for consideration which include access gained from Eliot Way.

Planning permission exists on the site for the development of 18 dormer bungalows which was granted by Committee at the meeting of 30 March 2016, under ref: CB/15/04320/OUT

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS5 Providing Homes

DM1 Renewable Energy

DM2 Sustainable Construction of New Buildings

DM10 Housing Mix

DM4 Development Within & Beyond the Settlement Envelopes

CS14 High Quality Development

DM3 High Quality Development

DM13 Heritage in Development

CS7 Affordable Housing

CS2 Developer Contributions

CS15 Heritage

Development Strategy

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Application Number	CB/15/04320/OUT
Description	Outline Application: 18 No. dormer bungalows on area of open land.
Decision	Approve
Decision Date	29/07/2016

Consultees:

Parish/Town Council	<p>The applicant has provided insufficient information with regard to highway impact / access arrangements and as such, Fairfield Parish Council objects to the application on the grounds of insufficient information having been provided and potential severe cumulative impacts upon highway safety and the free flow of traffic.</p>
Highways	<p>Of importance when considering any reserved matters application is the fact that the section of Eliot Way from which access is suggested is private and does not form part of a highway maintainable at public expense and therefore the proposal cannot be developed as suggested by the indicative layout unless the applicant can demonstrate a right of way. Even then unless Eliot Way has been adopted as public highway the internal estate roads cannot be put forward for adoption in their own right. In the event that the applicant cannot access the site from Eliot Way the only other option would be from the Hitchin Road frontage.</p> <p>However, and for the avoidance of doubt an access within this frontage would not be permitted unless it were to be designed in conjunction with the development of the former Meat and Livestock Commission site on the opposite side of Hitchin Road possibly taking the form of a roundabout junction.</p> <p>However given that all matters are reserved for subsequent approval the following highway conditions and advice notes (repeated from the 2015 response) are recommended should the grant of planning permission be considered.</p>
Housing Development Officer	<p>I support this application as it provides for 6 affordable homes which reflects the current affordable housing policy requirement of 35%. The supporting Planning Statement also indicates a fully tenure compliant scheme with the provision of 73% affordable rent (4 units) and 27% intermediate tenure (2 units).</p> <p>I would like to see the affordable units dispersed throughout the site and integrated with the market housing to promote community cohesion & tenure blindness. I would also expect the units to meet all nationally prescribed space standards. We expect the affordable housing to be let in accordance with the Council's allocation scheme and enforced through an agreed nominations agreement with the Council.</p>
Conservation Officer	<p>Comments expected, Members will be updated.</p>

Ecologist

I note there is an existing permission for this site and my earlier comments in relation to that application are still relevant here. The submitted ecological appraisal is now 2 years old and would no longer be considered adequately current so an updated assessment would be required to inform Reserved matters.

The indicative site layout shows an area of open space in the centre of the site with existing tree and hedgerow features retained. The ecological appraisal highlights a query 'client to confirm' so it is not clear if indeed the retention of these features is guaranteed.

The outdoor space for the properties shown on the western side is compromised by the canopy of the existing trees and it would be prudent to utilise this area as open space. Given the percentage of open space to be provided on site I feel it would be far better to use this to buffer the existing mature trees and woodland cover which in turn would serve to buffer the badger setts. If subsequent badger surveys find that the setts are back in use this will require a sett closure application whereas slight amendments to layout would negate any potential harm.

Enhancements and mitigation are detailed in chapter 6 of the ecological appraisal and these should ideally form a Construction Environment Management Plan which will detail ways of working to ensure potential impacts on protected species is avoided and that a net gain for biodiversity can be delivered.

Green infrastructure

The inclusion of a village green and the consideration of views is positive.

Various trees and hedgerows are retained within the development, which is positive, but many are in private gardens – their integration into the public realm would be preferable. Further information would be required (at the full application stage would be acceptable) about how the trees and hedgerows in private gardens will be protected and managed to ensure that they continue to provide landscape and ecological benefits for the lifetime of the scheme.

The approach for SuDS needs refining to ensure that green infrastructure benefits are delivered, and the proposal is compliant with CBC's Sustainable Drainage SPD. The Design and Access Statement notes the opportunity to integrate with landscape, ecology and open space, but also references the use of attenuation chambers, which offer none of these benefits. The

approach to SuDS needs to deliver multifunctional SuDS, not 'hard' solutions (i.e. permeable paved surfaces and pipes / storage solutions in isolation). The design of the SuDS should deliver surface solutions, delivering multiple environmental benefits. This could be demonstrated at the full application stage, but the applicant should be aware now that a design compliant with CBC's SPD will be required.

Landscape Officer

Site boundaries:

The application site boundaries are sensitive; a key design requirement is landscaped boundaries be retained within the public realm to ensure appropriate management, detail guidance is provided in the CBC Design Guide; Section 2 Landscape.

The northern site boundary forms part of the visual edge of Fairfield Park development and transition to open countryside, including extensive views north and reciprocal views to Fairfield - and key skyline buildings . Orientation of development and treatment of mitigation along this edge requires attention to design and detail; at present there appears some existing hedgerow planting along this site boundary, how this will be included within any bunds, as described in the D&AS, is not clear. Further information on this boundary treatment is required including changes in levels, proposed planting, space for planting to mature and detail on future management / maintenance to ensure a visual screen is achieved to mitigate views to development and also compliments and enhances local landscape / planting character.

The site boundary with Hitchin Road similarly will require more detail; the site layout appears to show footpath accesses from Hitchin Rd, but with rear access to car parking. Design and detail of these frontages will need to be described further if the application is progressed. Boundary treatment with the existing dwelling at East Lodge would benefit from additional soft landscaping - possibly fruit trees in rear gardens which will not grow to a large size but will provide seasonal interest, fruit and support biodiversity.

The southern approach to the site forms part the arrival 'gateway' to north Fairfield Park; the D&AS recognises the importance of the application site in relation to this location and Fairfield, more detail on this frontage would be appreciated via elevations and / or photo montages.

The western site boundary includes trees covered by TPO, this treed edge also relates to the wider treed boundaries within this area of Fairfield and continues a distinct planting character, therefore these trees must be

retained and tree planting enhanced. Retaining the tree boundary within the public realm would assist in conserving the trees and tree root zones - the CBC Trees and Landscape Officer offers specialist advice on this.

Site layout:

The proposed site layout shows built development under canopies of existing trees which raises concerns about root zones and leaf drop on to buildings / roofs therefore I suggests the proposed layout would benefit from review to embrace existing trees on and around the application site.

The inclusion of SuDS is a positive measure and in accordance with the CBC SuDS Guidance; the inclusion of rain water gardens can create attractive landscape features as can swales and rills which I fully support. The potential inclusion of piping surface water to an attenuation storage facility below the central garden area would be costly and can limit planting above on the surface. Rills, shallow open channels and swales should convey surface water to natural attenuation features and soakaways and form an integral part of the site landscaping.

Built form, design and character:

The application site is adjacent to the former hospital isolation unit which is a single storey building very much in keeping with the design detail and materials used elsewhere within the original hospital buildings and more recent development. Given the richness in palette of materials and design associated with Fairfield any new development must utilise such strong design cues to continue the distinctive sense of place..

Trees and Landscape

The site consists primarily of grassland along with boundary hedgeline planting. There is also an area of young trees located on the southern edge identified as G1 on the supplied Tree Constraints Plan. The Indicative Site Layout Plan 01 shows that this area of G1 will be removed to allow development.

Design and Access Statement indicates that the north boundary of this site will incorporate a bund with additional planting, this boundary planting would help screen development from the north viewpoint. We would look for bund planting to be designated as publicly maintained land as opposed to being integrated into individual garden plots. The Design and Access Statement states that a trees survey and Arboricultural Impact Assessment (AIA) will be supplied if this outline is approved, this should be provided in line with the specification detailed in BS5837 2012. Where any works

are to encroach into root protection areas of trees to be retained we will require an Arboricultural Method Statement to show how damage to trees will be avoided.

Trees adjoining the west boundary of the site are protected by TPO.

Looking at the site and proposed layout I would suggest that there would be ample space to ensure that all new construction can be carried out well away from protected trees on the west boundary and also ensure that issues of shading, leaf fall and overbearance that will result in demands for tree reduction work can be avoided in the future.

Full landscape and boundary treatment detail will be conditioned.

Pollution Team

Land contamination

The applicant has submitted a LK Consult Ltd Phase 2 Geo environmental assessment and risk assessment dated 28th July 2016.

The assessment included intrusive sampling of soils in some areas of the site but the former gravel pit and some areas of heavy vegetation were not accessible. Elevated levels of Benzo(a) pyrene were identified in stockpiled material and the report recommends that stockpiled material is not used in garden areas of the proposed residential areas. The nature of the ground in the vicinity of the former gravel pit has not yet been confirmed and further investigation is required of this and ground conditions in inaccessible areas. The report details the further works and remedial recommendations/requirements in table 9.1 on page 21.

A land contamination condition should be attached to any permission granted requiring the further investigation, remediation and validation to be completed prior to occupation.

Odour from Letchworth STW

Central Bedfordshire Council has been investigating sewage odour nuisance complaints in 2016 from existing residents of the Fairfield Park Estate regarding the Letchworth Sewage Treatment Works(STW) which is operated by Anglian Water. Initial monitoring has shown that there is potential for odour from the STW to adversely affect residential amenity at the location of proposed dwellings periodically. As a result of the recent complaints Anglian Water have installed odour neutralising sprays at the works and are currently logging gas emissions to consider potential further remedial

measures.

Sustainable Growth

The proposed development should comply with the requirements of the development management policies DM1: Renewable Energy and DM2: Sustainable Construction of New Buildings. These policies require all new development of more than 10 dwellings to meet CfSH Level 3 and deliver 10% energy demand from renewable or low carbon sources. The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. The development should therefore as minimum comply with the new Part L2013 of Building Regulations and deliver 10% of their energy demand from renewable sources. In terms of water efficiency, the development should achieve 110 litres per person per day (105 litres for internal water usage and 5 litres for external water usage).

I welcome the applicant's fabric first approach to develop energy efficient dwellings. This approach will ensure that the dwellings have low energy demand throughout their lifetime and a renewable energy installation to deliver 10% of energy from renewable sources will be smaller. If the developer prefers, the 10% energy demand saving can be delivered through more energy efficient fabric. In such case, all dwellings' Fabric Energy Efficiency (DFEE) must be 10% below Target Fabric Energy Efficiency (TFEE) determined by the 2013 Part L of the Building Regulations.

I note that the Design and Access Statement states that a higher water efficiency standard will be delivered in all dwellings as per policy requirement. The Building Regulations require that where a higher water efficiency standard is applicable this must be set as a planning condition.

I would like more information on how policy will be met to be submitted with the full planning application. The information should cover: energy and water efficiency, renewable energy contribution, climate change adaptation measures to minimise risk of overheating in dwellings and proposed ventilation strategy.

To ensure that the requirements of the policies DM1 and DM2 are met I request following planning condition to be attached, should the planning permission be granted:

- 10% energy demand of the development to be delivered from renewable or low carbon sources;
- Water efficiency to achieve the higher water standard of 110 litres per person per day.

Sustainable
Drainage

Urban We consider that outline planning permission could be granted to the proposed development and the final design, sizing and maintenance of the surface water system agreed at the detailed design stage, if the following planning conditions are included:

Comments and recommendations

Further site specific ground investigation works, including ground water monitoring, should be carried out to assess the viability of infiltration devices, and should inform the final detailed design. This type of assessment should be carried out in accordance with BRE 365. It should also consider whether the site or surrounding area could become susceptible to inundation settlement, the effect of any ground slopes on downhill waterlogging, land slip, and, any other adverse impacts that could likely result from the proposed infiltration. We recommend this is undertaken by a suitably qualified professional.

The conveyance of surface water should be considered, there are elements of SuDS that could be used to convey water instead of a piped system. Anglian Water can adopt SuDS if they are consulted early and their requirements met. The best way to prevent vehicle contamination entering the soakaway or pond is to use permeable paving, when calculated correctly this can be used to reduce the size of private soakaway and storage of other types.

Where permeable paving is proposed we advise the design criteria is demonstrated in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28 Design Assessment Checklists for Permeable/Porous Pavement'.

Any flow from the site will need restricting to a rate agreed by the LLFA, due to the sensitivity of the area this is likely to be below greenfield runoff rates.

Details of the proposed construction, phasing of works, management and future maintenance requirements of the surface water drainage scheme should be provided with the final detailed design. This should fulfil the requirements set out in the "CBC Sustainable drainage supplementary planning document" and "Surface water advice note", Adequate access to the surface water system should be provided in the sizing and layout of the scheme, with details of the proposed arrangements for maintenance.

Anglian Water

Section 1 – Assets Affected

1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement

within the development site boundary.

Section 2 – Wastewater Treatment

2.1 The foul drainage from this development is in the catchment of Letchworth Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

3.1 Development may lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We will request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal

4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

5.1 Not applicable

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend a planning condition relating to foul drainage if the Local Planning Authority is mindful to grant planning approval.

Internal Drainage Board Had no comments to make

NHS No comments received.

Waste Officer

The Council's waste collection pattern for Stotfold is as follows:

Week 1 – 1 x 240 litre residual waste wheelie bin, 1 x 23 litre food waste caddy

Week 2 – 1 x 240 litre recycling wheelie bin, 2 x reusable garden waste sacks, and 1 x 23

litre food waste caddy.

- Please note that bins are chargeable for all properties and developers will be required to pay for all required bins prior to discharging the relevant condition. Our current costs for these are: £25 +VAT per 240l bin, and £5 +VAT per set of food waste bins.
- In the full application, we require a swept path analysis to demonstrate that our waste collection vehicles can manoeuvre safely around site. Space for a vehicle of the following dimensions should be provided:

Wherever possible, refuse collection vehicles will only use adopted highways. If the access road is to be used, it must be to adoptable standards. Typically, until roads are adopted, bins are to be brought to the highway boundary or a pre-arranged point. If residents are required to pull their bins to the highway, a hard standing area needs to be provided for at least 1 wheelie bin and a food waste caddy, in addition to reusable garden waste bags.

Other Representations:

Neighbours

- 1 letter of objection received on the following grounds:
- Application should be refused due to health risks from the local sewage plant.

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. The Historic Environment
4. Neighbouring Amenity
5. Highway Considerations
6. Other Considerations
7. Sustainable Development and the Planning Balance

Considerations

1. Principle of Development

- 1.1 The site lies for the most part outside of the settlement envelope of Fairfield and is therefore located on land regarded as open countryside. The adopted policies within the Core Strategy and Development Management Policies 2009 limit new housing development on unallocated sites to within settlement envelopes (Policy DM4). Fairfield is designated as a large village where Policy DM4 limits new housing development to small scale development. On the basis of Policy DM4 a residential proposal outside of the settlement envelope would be regarded as contrary to policy. However it is necessary for the Council to consider whether

material considerations outweigh the non-compliance with Policy.

- 1.2 At the time of writing this report the Council cannot demonstrate a five year supply of deliverable housing land. This means that under the provisions made in paragraph 49 of the National Planning Policy Framework 2012, policies concerned with the supply of housing (including DM4, DM14, and CS16 of the North Core Strategy) must be regarded as 'out-of-date', and that permission should be granted unless the harm caused "significantly and demonstrably" outweighs the benefits.
- 1.3 However, recent case law and legal advice advises that these policies should not be disregarded. On the contrary, 'out of date' policies remain part of the development plan, and the weight attributed to them will vary according to the circumstances, including for example, the extent of the five year supply shortfall, and the prospect of development coming forward to make up this shortfall.
- 1.4 At the time of writing the Council can demonstrate a supply of at least 97% of the five year requirement. The Council is confident that there is sufficient development coming forward in the short term to make up this shortfall. In this context it is reasonable to afford Policy DM4 a level of weight proportionate to this supply when considering the planning balance.
- 1.5 The site is adjacent to the Fairfield Settlement Envelope. To the east and west the site directly adjoins existing residential development. The proposal does extend the built form northwards but the northern boundary aligns to the northern extent of the westerly residential development in the area. Suitable and robust landscaping which is properly maintained at this northern boundary will be required to help screen the development on the approach from the north and this would significantly reduce the impact on the character of the area.
- 1.6 Significant weight is given to the fact that the site already benefits from outline planning permission for 18 residential units. This application proposes the same number of dwellings with the difference being that the previous scheme consented dormer bungalows and this proposal seeks permission for 2 storey dwellings. Weight is also given to the extant consent east of the site to redevelop the former Pig Testing Unit and land to the south of this for residential purposes and a new lower school. The former pig development site benefits from an extant consent to construct 116 dwellings and a 70 bed care home granted in 2015 under CB/14/04048/FULL. The land to the south has outline permission for 180 dwellings with some commercial floorspace (CB/15/01455/OUT) and a new lower school to serve the area (CB/15/01454/FULL). This is an out-of-settlement location and will result in development encroaching into the open countryside, significantly further than is proposed here. In terms of the impact on the character and appearance of the area the site would have a negligible impact when considered against the wider landscape of Fairfield itself and the redeveloped Pig Unit site.
- 1.7 Fairfield is a new settlement that has a number of services available to residents including a lower school, shop, gym and spa facilities and a regular bus service that can take residents to Hitchin and northwards into the district. Fairfield as a settlement is considered therefore to be a sustainable location in principle.
- 1.8 Affordable Housing

The proposal would provide 35 % Affordable Housing in accordance with Policy CS7. Of the 6 affordable homes 63% would be for affordable rent and 37% intermediate tenure secured via a S106 Agreement. The proposal is therefore considered acceptable in this respect.

- 1.9 In terms of the principle of development the considerations with this scheme are such that the proposal is considered acceptable.

2. Character of the area.

- 2.1 As all matters are reserved, definitive views on this impact cannot be formed at this point. The application includes indicative layouts and elevations to demonstrate the visual impact that could be apparent. These details although indicative show two and a half storey dwellings within the scheme although this is not what the applicant has applied for. The scheme has been considered in light of the description of development which is for two storey dwellings only. The scale of dwellings at 2 storeys will increase the visual extent of built form at the site in comparison to the extant consent which limits the scale to dormer bungalows. It should be noted that consideration of this application cannot take account of the preference to see the extant scheme implemented. The individual merits of development at two storeys has to be considered.
- 2.2 The dwellings would be visible on the northern approach to Fairfield from Stotfold. The boundary treatment at the northern part of the site can be strengthened in this location to provide a softer edge. It is noted that the existing dwellings at the nearby development known as Shaftesbury Drive are visible on the approach already but this is not considered to be justification for a prominent development on this site and therefore a condition requiring screen planting on the northern boundary is considered both necessary and reasonable. If anything the visual impact of the exposed dwellings on Shaftesbury Avenue emphasise the importance of a significant landscape buffer in this location.
- 2.3 Development would be expected to be acceptable in light of the standards set out in the design guide which would ensure it is viewed sympathetically in the character of the area. it is also expected to take account of the architectural character of the Fairfield settlement and reflect its high quality design in any reserved matters proposal.
- 2.4 On this basis it is considered that the location of the site and scale of development are such that detailed design proposals, through reserved matters, would propose a scheme that does not have a detrimental impact on the character and appearance of the area

3. The Historic Environment

- 3.1 The site sits adjacent to, and within the setting of the former isolation unit associated with the former hospital. The Local Planning Authority has particular duties when considering applications that affect the setting of listed buildings. These are set out in the Planning (listed Buildings and Conservation Areas) Act 1990. Section 66 states that... 'In considering whether to grant planning permission for development that affects a listed building or its setting, the local

planning authority...shall have special regard to the desirability of preserving the building or its setting...'

- 3.2 The NPPF reinforces the statutory weight given to heritage assets. At para 129 it states that Local Planning Authorities should 'avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Para 132 states that when considering the impact of development...great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. At para 134 it states that 'harm may be weighed against the public benefits of a proposal where the proposal will lead to less than substantial harm. Para 133 states that 'where development will lead to substantial harm permission should be refused unless defined circumstances apply.'
- 3.3 In considering the previous application, the Conservation Officer raised no objection to the principle of development adjacent to this site and it is noted that the other side has been developed in providing Shaftesbury Drive. Comments are awaited at the time of drafting but no deviance from this position is expected. Detailed consideration will be given to the impact on the setting of the listed building at reserved matters stage but, in terms of the principle of development, the closeness of the site is noted and therefore it is acknowledged that there will be an impact on the setting of the listed building but would not detrimentally affect its significance as a heritage asset. It is therefore considered that the development would result in less than substantial harm. In accordance with para 134 of the NPPF the scheme has to be weighed against the public benefits of the proposal. In this instance the benefit of the provision of housing that would contribute to the Council's 5 year land supply is considered to outweigh the less than substantial harm and therefore no objections are raised on the impact on the significance of the adjacent Grade II listed building.

4. The impact on neighbouring amenity

- 4.1 In terms of the impact on existing residents, the site abuts residential curtilages on two sides. To the east is East Lodge. This dwelling is sited at the entrance to Fairfield and would abut the application site on its western and northern boundaries. There are distances of over 15 metres to the boundaries from the property and as a result the development is not considered to be harmfully overbearing to this neighbour in principle. Detailed design applications would ensure that first floor windows of the dwellings will not directly look into the site and a boundary condition can ensure suitable treatment is proposed.
- 4.2 In terms of providing amenity for residents of the proposed scheme, it is not possible to assess the impacts of the scheme itself as detailed design matters are reserved. It is considered that a detailed scheme will take account of and provide amenity space in accordance with the Design Guide standards. The indicative layout indicates that suitable garden spaces can be provided in principle. The layout of the site would need to ensure that no direct overlooking into gardens occurs. The indicative layout suggests this is achievable although there are questions marks regarding the relationship with the north-eastern-most property and its adjacent neighbour which would need clarifying as part of any detailed scheme.

- 4.3 As a result of the above considerations the proposal is considered to be on a scale that would be able to achieve suitable amenity space for future occupants and would not harm the amenity of existing neighbouring residents.

5. Highway considerations

- 5.1 No objection is raised by the Highways Officer to this scheme. Although access is a reserved matter the application is required to indicatively show how it would be achieved. The access is proposed from North Drive which is an unadopted road. The applicant has confirmed they have a right of access and therefore it can be achieved in principle. There is no objection to the access location and it is considered positive to create access from an alternative location to Hitchin Road bearing in mind that Hitchin Road is a busier highway. Reserved matters would secure the detail of the access but the principle of its location is considered to be acceptable.
- 5.2 The Parish Council have raised objection on the grounds of a insufficient information in respect of traffic impact taking account of the cumulative impact of development in the area. This application was submitted with the same level of information as the first. The scale of development did not require a transport assessment The Highway Officer considers that there is enough information to be able to determine the scheme and it is not considered that there is insufficient information. In terms of a cumulative impact the site already has consent for 18 dwelling sand the difference between the previous scheme and this, in providing two storey dwellings, is regarded as negligible in terms of highway impact.
- 5.3 In terms of parking provision the indicative layout suggests that each dwelling would have sufficient parking spaces to comply with the standards within the design Guide. It is expected that any detailed reserved matters application would propose Design Guide compliant parking both in terms of residents and visitor provision.
- 5.4 On the basis of the above the proposed indicative access is considered to be acceptable in principle and it is considered that residential development could be provided at the site that would be acceptable in highway and parking terms.

6. Other Considerations

6.1 S106 agreement matters

Spending Officers were consulted and comments returned with financial contributions requested from Education. The following items would form the initial heads of terms for an agreement, on which discussions would be based if Members of the committee resolve to grant consent.

Education

Early Years	£12,443.76
Lower School Contribution	£41,479.20
Middle School Contribution	£41,738.11
Upper School Contribution	£51,181.98

Highways

An obligation will be required to ensure the provision of a footpath along the

frontage of the site (southern boundary) to improve connectivity.

Timetable for delivery

In order to demonstrate that the development will contribute houses towards the Council's 5 year land supply the agreement will include a clause requiring the applicant/developer to submit a timetable for the delivery of the houses which will be agreed with the Council.

6.2 Drainage

The application does address drainage advising that a SuDs scheme is proposed. The scheme is considered to be capable of providing a suitable drainage scheme to accommodate the level of growth. Conditions will secure the detail for approval but it is expected that regardless of this a detailed design submission will include the SuDs details as part of that application.

6.3 Sewage Plant

It is acknowledged that there are longstanding odour issues with the local sewage plant located to the south of the site. Anglian Water are responsible for the management of the plant and they were consulted on the application. They have advised that the capacity from this scheme can be accommodated. It should be noted that existing issues of odour are not a material consideration for this development of 18 units.

7. Sustainable Development and the Planning Balance.

7.1 The application has been submitted with the argument that the Council is unable to demonstrate a deliverable 5 year supply of housing land. Therefore the scheme is proposed to meet an assumed housing need in the area. Paragraph 14 of the NPPF states that the presumption in favour of sustainable development is at the heart of the NPPF, for decision-making this means:

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

As such consideration has to be given to this scheme with the proviso that the Council's housing supply policies, including Core Strategy policy DM4, are not up to date. The wording of policy DM4 limiting residential development to small schemes within the settlement envelope should therefore be given little weight.

7.2 Consideration should be given to the individual merits of the scheme in light of said presumption in favour of sustainable development. Paragraph 7 of the NPPF sets out the three dimensions to sustainable development; economic, social and environmental. The scheme should therefore be considered in light of these.

7.3 Environmental

The encroachment of built development beyond the settlement envelope results in a loss of open countryside which is a negative impact of the proposal. However the site abuts residential development and shows that it is not isolated. The impact of developing adjacent the settlement envelope is not considered to result in significant and demonstrable harm. The development will need to respect existing trees and a detailed proposal that harms their vitality would be unlikely to be considered acceptable.

7.4 Social

The provision of housing is a benefit to the scheme which should be given significant weight. As should the provision of affordable housing which is policy compliant in this application. The scheme therefore contributes to a greater mix of housing overall.

The report has detailed that Fairfield is regarded as a sustainable development and it is considered that the settlement offers the services and facilities that can accommodate the growth resultant from this scheme.

The development will impact on local infrastructure and as a result the applicant is required, to offset these impacts, to enter into a S106 agreement to provide financial contributions for footpath provision at the site

7.5 Economic

The economic benefits of construction employment are noted. As mentioned above financial contributions will be secured for education and the provision of a frontage footway to help accommodate the level of growth anticipated from this scheme which is considered to be a benefit.

7.6 In this case, the additional housing and the provision of the affordable housing units would be a benefit by adding to the 5 year supply which should be given significant weight and this is considered to outweigh the impacts from the development. In light of the comments made above it is considered even though the development is contrary to policy DM4 of the Core Strategy and Development Management Policies 2009 the individual merits of this scheme and obligations to be secured through S106 agreement are such that the proposal can be regarded as sustainable development in the eyes of the NPPF and, in accordance with a presumption in favour, should be supported.

7.7 Human Rights issues

Based on the information submitted there are no known issues raised in the context of Human Rights/equalities Act 2010 and as such there would be no relevant implications with this proposal.

Recommendation:

That Planning Permission be granted subject to completing a S106 agreement the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

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

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

- 6 **No development shall take place until details of hard and soft landscaping (including details of a robust planting belt at the northern part of the site, boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

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

- 7 **No development shall take place shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.**

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

- 8 **No vehicle or pedestrian access shall be permitted from or onto Hitchin Road as part of any reserved matters application.**

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 9 **Any subsequent reserved matters application shall include the following;**
- **Full engineering details of the access arrangements shall be submitted to and approved by the Local Planning Authority and no dwelling shall be brought into use until such time as the agreed works have been implemented.**
 - **Estate roads designed and constructed to a standard appropriate for adoption as public highway.**
 - **Pedestrian and cycle linkages to existing routes**
 - **Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.**
 - **Cycle parking and storage in accordance with the councils standards applicable at the time of submission.**
 - **A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.**
 - **Materials Storage Areas.**

- Wheel cleaning arrangements.
- A Residential Travel Plan.

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

- 10 No development shall commence until a detailed surface water drainage scheme, including construction and maintenance plans, for the site based on the agreed Surface Water Drainage Strategy (October 2015) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation and a restriction in run-off rates as outlined in the Surface Water Drainage Strategy (October 2015). The scheme shall be implemented in accordance with the approved details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed maintenance plan.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy 49 of Development Strategy for Central Bedfordshire Revise Pre-Submission Version June 2014.

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

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

- 12 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

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

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

Reason: In the interests of sustainability.

- 14 The dwellings pursuant to this permission shall be of a scale no higher than two storeys.

Reason: For the avoidance of doubt and to ensure that the site is developed having regard to the impact of the setting of Fairfield and the character of the area. (CSDMP DM3)

- 15 **No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.**

- a) **Risk assessment of potentially damaging construction activities.**
- b) **Identification of “biodiversity protection zones”.**
- c) **Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).**
- d) **The location and timing of sensitive works to avoid harm to biodiversity features.**
- e) **The times during construction when specialist ecologists need to be present on site to oversee works.**
- f) **Responsible persons and lines of communication.**
- g) **Use of protective fences, exclusion barriers and warning signs.**

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development of the site is acceptable in the interests of biodiversity.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 436/05(01)001 A.

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

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt any highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

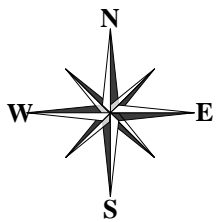
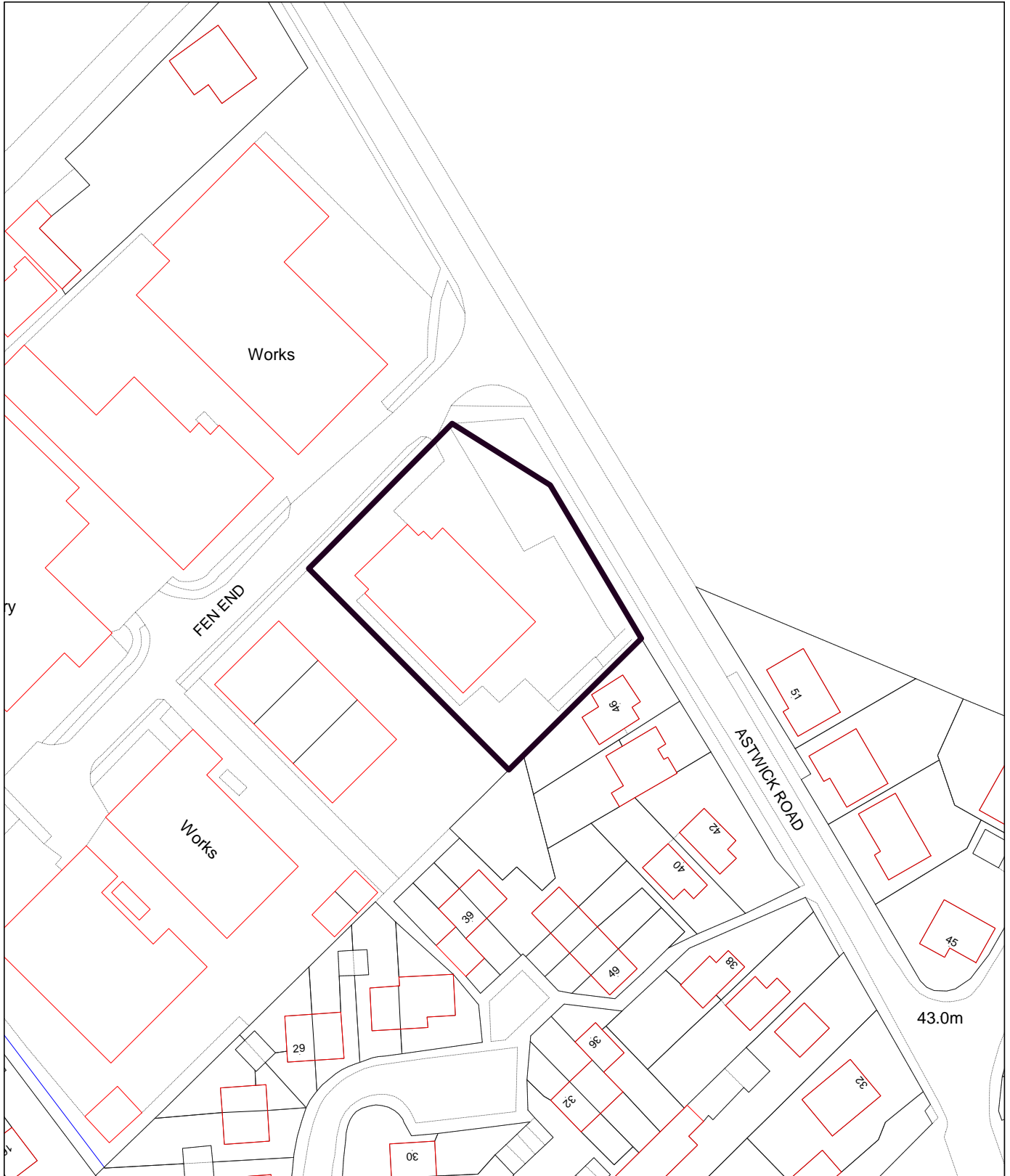
3. The applicant is advised that no highway surface water drainage system designed as part of any reserved matters development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

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

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

.....
.....



© Crown Copyright. All rights reserved.
Central Bedfordshire Council
Licence No. 100049029 (2009)
Date: 12:December:2016
Map Sheet No

Application No.
CB/16/04082/FULL

Scale: 1:1000

1 Fen End, Stofold, Hitchin, SG5 4BA

This page is intentionally left blank

Item No. 11

APPLICATION NUMBER CB/16/04082/FULL
LOCATION 1 Fen End, Stotfold, Hitchin, SG5 4BA
PROPOSAL Demolition of the existing industrial unit and construction of 10 No. 2 bed flats with associated parking and landscaping

PARISH Stotfold
WARD Stotfold & Langford
WARD COUNCILLORS Cllrs Dixon, Saunders & Saunders
CASE OFFICER Donna Lavender
DATE REGISTERED 23 September 2016
EXPIRY DATE 23 December 2016
APPLICANT Mr Saunders
AGENT DLP Planning
REASON FOR COMMITTEE TO DETERMINE Ward Councillor Cllr B Saunders, Call in for the following reasons:

- Overdevelopment
- Highway Safety grounds
- Out of Keeping with the streetscene
- Impact of further development on services within the town

Furthermore, applicant is related to Cllr J Saunders.

RECOMMENDED DECISION Full Application - Recommended for Refusal

Reasons for Recommendation

The application site is allocated for employment use under Policy E1 of the Site Allocations Development Plan Document (2011). Policy E1 and Policy CS10 of the Core Strategy and Development Management Policies Document (2009) seek to safeguard the site for employment use therefore the proposal for ten new flats would result in the loss of a safeguarded employment site which is unacceptable.

The proposal is therefore contrary to Policies CS10 and DM3 of the Core Strategy and Development Management Policies Document (2009) and the Site Allocations Development Plan Document (2011) and the NPPF.

Site Location:

The application site is 1 Fen End Industrial Estate and comprises a vacant industrial unit on the corner of Fen End and Astwick Road. The site is enclosed by chain link fencing on the frontage of the site. To the south east the site is adjoined by residential properties in Astwick Road and to the south west there are existing occupied industrial units. Fen End is a small industrial estate of mixed uses on the edge of Stotfold.

The Application:

The proposal is to demolish the industrial unit and replace it with a development of 10 x flats (mix of 1 & 2 beds) with associated parking and landscaping.

A previous application was applied in 2015 under planning reference CB/15/01897/FULL for the same number of flats (albeit different design and layout) which was refused for the following reasons which are material to this determination:

- The application site is allocated for employment use under Policy E1 of the Site Allocations Document (Adopted 2011), Core Strategy and Development Management Policy CS10 (adopted 2009) and Policy E1 seeks to safeguard the site for employment use therefore the proposal for 10 new dwellings would result in the loss of a safeguarded employment site which is unacceptable and the applicant has failed to demonstrate there is no prospect of the site being used for employment purposes through a comprehensive up to date marketing campaign. The proposal is therefore contrary to Policy CS10 of the Core Strategy and Development Management Policies Document (2009) and Policy E1 of the Site Allocation Document (2011).
- The proposal is considered to result in a harmful visual impact on the character and appearance of the surrounding area given the design and scale of the building which would appear unduly prominent within the street scene and would dominate the corner at the junction with Fen End and Astwick Road. The proposal is therefore considered to be contrary to Policy DM3 of the Core Strategy and Development Management Policies Document (2009)
- The applicant has failed to demonstrate that the proposal would not result in significant impact from noise from the adjacent industrial units which would result in unacceptable impact on the amenity of future occupants of the properties. The proposal is therefore considered to be contrary to Policy DM3 of the Core Strategy and Development Management Policies Document (2009)
- In the absence of an acceptable Surface Water Drainage Strategy the applicant has failed to demonstrate that surface water management can be properly maintained for the lifetime of the development it serves, in that it lacks the necessary ground investigation, hydraulic and structural design considerations and maintenance proposals. The proposal is therefore considered to be unacceptable and contrary to the National Planning Policy Framework.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012) & NPPG

Section 1: Building a strong, competitive economy

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Site Allocations Development Plan Document 2011

Policy E1 Safeguarded Employment Sites

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS2 Developer Contributions

CS9 Providing Jobs
CS16: Landscape & Woodland
CS10 Location of Employment Sites
DM3 High Quality Development
DM4 Development within and Beyond Settlement Envelopes
DM14 - Landscape and Woodland

Development Strategy

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

Supplementary Planning Guidance/Other Documents

1. Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Application Number **CB/15/01897/FULL**

Description Demolition of the existing industrial unit and construction of 10 no. 2 bed flats with associated parking and landscaping
Decision Refused
Decision Date 16/09/2015

Application Number **CB/14/03040/FULL**

Description Proposed demolition of existing factory unit to build two number five bed houses and one number four bed house with associated garages, car parking and external works. change of use from general industrial to residential.
Decision Refused
Decision Date 20/11/014

Application Number **MB/2002/0232/FULL**

Description Change of use from vehicle repairs and sales to general industrial use to include the storage, surfacing and maintaining equipment in connection with supplying road traffic management systems and equipment.
Decision Full Conditional Approval
Decision Date August 2002

Application Number **MB/07/00783/FULL**

Description Change of Use of to scaffold yard and depot
Decision Refused
Decision Date July 2007

Application Number **MB/07/00150/FULL**

Description Change of Use of to scaffold yard and depot
Decision Refused
Decision Date March 2007

Town Council:

Stotfold Town Council Town Council comments: Object as we consider the

(18/10/16) (*Verbatim*) - proposal to be overdevelopment of the site and in a way that is out of keeping with existing street scene, and planned properties in the vicinity. We have concerns about the increase in traffic that would result from this proposal, in that traffic would be required to travel along Astwick Road, which is a busy minor road, and through Stotfold to leave the town. Should this application be granted, attention must be given to the junction of Astwick Road/The Green/Regent Street, known as The Crown (P.H.) junction to accommodate the increase in vehicle movements and improve safety in this area. Acoustic fencing must also be provided around the site, both on the factory boundary and the boundary with adjacent dwellings.

Consultees:

CBC Pollution Officer (27/10/16) & (01/12/16) - No Objection, subject to the imposition of conditions to secure an appropriate noise attenuation scheme and ground contamination surveys and remediation.

CBC Highways Officer (19/10/16) - No Objection, subject to the imposition of conditions to secure appropriate access visibility and cycle storage.

CBC Economic Development (16/11/16) - Concerns expressed that the level of marketing and in its current condition as not a true reflection of viability or interest in the long term validity of the unit. Furthermore, no regard has been had to the impact of the development on the existing commercial operations.

CBC Strategic Landscape (27/10/16) - No Objection, subject to the imposition of a condition to secure landscaping.

CBC SuDs Officer (10/10/16) - No Objection, subject to the imposition of a condition to secure an appropriate design SuDs Strategy.

CBC Sustainable Growth (07/10/16) - The proposed development is below threshold of 10 houses and therefore the development management policies DM1 and DM2 in regard sustainability and renewable energy standards do not apply.

CBC Waste Services (03/10/16)- Recommends that bin collection point be located within the application site or on Astwick Road to prevent the need to enter Fen End.

CBC MANOP Officer (18/10/16) - Our view is that the needs of older people should be considered as part of this proposal and, should approval be given, we would support the dwellings in the scheme being suitable for older people, by incorporating some or all of the design features mentioned above.

CBC Ecologist (19/10/16)- No objection subject to the imposition of a condition to secure a net gain in biodiversity.

CBC Trees & Landscape Officer (19/10/16) - No Objection, subject to the imposition of a condition to secure a comprehensive landscape scheme demonstrating an adequate level of tree replacement in compensation for the loss of trees on the site.

CBC Local Plans (21/10/16) - This application proposes 10 residential flats on a Key Employment Site within the Settlement Envelope of Stotfold. The land is therefore 'safeguarded' for B1-B8 employment use.

Policy CS10 of the Core Strategy sets out that the Council should employ a flexible approach to safeguarded employment sites which have been under performing by supporting their redevelopment to non-B1-B8 employment uses that provide additional job creation. The NPPF also states that "planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose." Therefore, in order to pass the tests of both national and local policy, the applicant is required to demonstrate that there is 'no reasonable prospect of the site being used for B1-B8 use and other appropriate employment generating uses. I do not consider that this requirement should and can be overruled by the 'presumption in favour of sustainable development'. Sources of local employment can be important factors in contributing to strong local economies and healthy communities. Stotfold has experienced recent loss of employment land to residential in other areas of the town. The further loss of employment land within Stotfold could be considered to be unsustainable and harmful.

Anglian Water (15/11/16) - Available capacity for foul sewage and drainage. No Objection, subject to the imposition of a condition to secure an appropriate surface water management scheme.

Internal Drainage Board (12/10/16) - No Objection, subject to the imposition of a condition to secure an appropriate surface water management scheme.

Other Representations:

Meadowcroft (13/10/16) - Concerns expressed that the bins for the site would be collected from Fen End rather than within the site which could compromise either the emptying of their bins as they can't gain access to the drop kerb due to on street parking or prevent access of HGVs in relation to commercial units as a result of the bin collection.

Determining Issues:

The main considerations of the application are;

1. **Principle**
2. **Affect on the Character and Appearance of the Area**
3. **Neighbouring Amenity**
4. **Highway Considerations**
5. **Other Considerations**

Considerations

1. Principle

- 1.1 Fen End Industrial Estate is identified as a safeguarded Key Employment Site for B1, B2 and B8 uses within the Site Allocations Development Plan Document (adopted 2011) (allocation E1) which means that employment use on these sites will continue to be safeguarded under Policy E1 and Policy CS10: Location of Employment Sites of the Core Strategy and Development Management Policies Document.
- 1.2 The site is within the Settlement Envelope for Stotfold, given its allocation as a Key Employment Site, the redevelopment of the site for residential purposes would be contrary to Policy CS10 which safeguards Key Employment sites in order to strike a balance between housing growth and job provision. Paragraph 22 of the NPPF advises that the long term protection of sites allocated for employment use should be regularly reviewed and where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits.
- 1.3 The application site comprises an empty industrial unit which has clearly been vacant for a number of years. The applicant states that the unit has been advertised for sale or rent since 2006 however no suitable occupier has been found and therefore the unit has been left abandoned for a period of 10 years.
- 1.4 In 2007 planning permission was sought for a change of use to a scaffold yard and depot however the application was refused. Previously there have been a number of applications at the premises for various different uses as outlined above. Since then, the building has stood empty, is overgrown and run down.
- 1.5 However a previous application was applied for in 2015 which also indicated that the unit had not been used in 2006 however the application was refused as it was considered that the applicant had failed to demonstrate an adequate level of marketing for its existing use or any potential future uses. This matter despite the additional marketing information supplied for a further 1 year since the previous application, remains a fundamental concern.
- 1.6 Marketing and viability information has been supplied which has also been considered independently by the Councils Economic Development Team. The market strategy consists of a marketing board on the site (which was witnessed at the Officers site visit) and the placement of the availability of the property of a variety of websites. The marketing does demonstrate interest in the unit for a variety of other uses, however the agent has stated that these enquires were never followed through to a rental or purchase proposal due to the units poor connectivity and poor state of repair. However it is not clear how those conclusions were arrived at as there is no evidence of those who indicated interest reporting on why they had not taken up on the unit. In addition, it is

considered that the results of the marketing may not be a true reflection of need due to the marketing of the unit in its present condition. The unit has been left to deteriorate to such a degree that the marketing results are likely to have been materially affected.

- 1.7 A viability assessment was also supplied which indicated that the demolition and erection of small units on the site (which are in greater demand within the area), was rendered unviable. These conclusions were arrived at as a result of the lack of interest at marketing however there is no evidence that the units were marketed in a way that considered redevelopment, subdivision or better improving the condition of the building or site.
- 1.8 It is noted that the building is in a state of disrepair and appears to have been neglected for many years. It is acknowledged that the building would require significant renovation or even demolition and rebuild, however it is the owners responsibility to ensure the building is maintained to a standard that would attract an end user and ensure the site is used for its intended employment purpose. The state of the building, which is under the full control of the applicant, cannot be considered as the sole reason which would outweigh the conflict with Policy CS10 and E1: the safeguarded employment site.
- 1.9 Based on the information submitted, the applicant has not sufficiently demonstrated that there is no real prospect of the building being used for employment purposes therefore the demolition of the unit and its replacement with 10 dwellings is considered to be unacceptable as it would involve the loss of important employment land. It would also make it difficult for the Council to resist applications for other vacant units in Fen End seeking redevelopment of their site for housing which would result in further loss of employment land, reducing the availability of local employment opportunities and choice of commercial premises. The proposal would not amount to sustainable development and is therefore contrary to the advice given in the NPPF and Policy E1 and CS10 of the Core Strategy and Development Management Policies Document (2009).

2. Affect on the Character and Appearance of the Area

- 2.1 The Central Bedfordshire Design guide states that proposals should be visually distinctive and should be designed as a sensitive response to the site and its setting. This is iterated in policy DM3 & DM4 respectfully.
- 2.2 The previous proposed development under planning reference CB/15/01897/FULL comprised of a two storey building sited on the frontage of the site with a covered access to the parking court at the rear. The application was refused as it was considered that the building would appear prominent in the street scene given it corner location on the junction of Astwick Road and Fen End and that the overall height of the building would be some 2 metres in excess of the adjacent residential properties leaving the proposal out of character with the prevailing streetscene. Furthermore the design of the building, particularly the rear elevation is bland offering no architectural features for such a large building in a prominent location.
- 2.3 The scale, layout and design of the buildings proposed have now been revised during the course of this application and are considered to be an overall improvement. The revised application has seen a reduction in the overall

footprint coverage and siting of the buildings in relation to the existing residential and making it largely self sufficient, so that the development can be read with greater context to the existing residential rather than the industrial estate. Furthermore the design has incorporated level differences and a set back nature at the corner and close to the existing residential units, to allow for a better transition from the existing to the proposed development and there has been an introduction in architectural features such as external cladding and increased glazing to provide a more interesting elevation with the streetscene.

- 2.4 The Councils Tree & Landscape Officer has advised that the previous application supplied a Tree Survey and Tree Protection Plan that identified a number of quality trees on site that included three categories A trees which would have looked for inclusion in any full application and in fact they were included in the plans for that scheme. Subsequently all these trees and other remaining trees have been removed. As such, the Tree and Landscape Officer and Strategic Landscape Officer have advised that they would expect a comprehensive landscape plan to be conditioned to include sufficient space in the site layout to allow for substantial tree planting to include trees of stature at maturity to compensate for the loss of the quality trees removed from the site.
- 2.5 It is considered therefore that the proposal would have no adverse impact on the character of the area and therefore the proposal would conform with policy DM3, DM13 & DM14 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 7 of the NPPF.

3. Neighbouring Amenity

3.1 Existing Occupiers

The main residential property materially affected by the proposal would be the immediate neighbour No 46 Astwick Road. 46 is located to the south east of the application site and separated by a garden wall (approx 1.8m) and mature trees. Even if the vegetation were to be removed, the closest block due to its siting would not give rise to a significant loss of light or privacy. Furthermore, due to the siting of the flat block and its adequate separation on the boundary, it is considered that the proposal would not give rise to an overbearing impact.

- 3.2 Other properties in the vicinity are located some 35m from the rear elevation of the proposed flats which is considered to be a sufficient distance to avoid adverse overlooking. In terms of the amenities of the existing surrounding properties, the proposal is not considered to result in significant impacts to amenity.

3.3 Future Occupiers

Meadowcroft Food Services at units 7A and 7B Fen End have their yard area to the south west boundary of the proposed development. Meadowcroft Food are a food distribution company normally operating Monday to Friday. They have a daily milk delivery typically between 0300 and 0400 hrs where noise sources would include reversing beepers, unloading by hand into roll cages which are then rolled across the yard and into the building. Three times a week (Mon, Wed, Fri) between 0530 and 0600 hrs they have a food delivery with noise from reversing beepers, tailgate up and down, roll cages on yard and vehicle noise. Also twice a week before 0600 hrs they have a palletised food delivery that is off loaded by an electric fork lift truck. Typically they can have anything up to five deliveries a day before 0700 hrs in the morning. Also from 0630 hrs they have

chillers running to chill delivery vans prior to loading. They have a further 5 deliveries coming in per day and 10-15 vehicles are loaded to go out. Generally they finish around 1800 hrs. The chiller units are left on overnight within the building but they are contained within the building envelope. Objections were received on the previous application by the Pollution Officer due to the potential impact on future occupiers as a result of noise and disturbance.

- 3.4 The applicant has submitted earlier noise assessments for the proposed development and pre application discussions were held regarding the proposed layout. It was advised that the layout be modified so that windows of habitable rooms were not positioned to overlook the yard area of Meadowcroft foods, which has very early morning deliveries, as far as practicable. There are now no external amenity areas and the car park area has been placed along the boundary with Meadowcroft.
- 3.5 The Cass Allen assessment (which also relies on the monitoring data from the earlier assessments) has concluded that the CBC noise standards can now be met internally within the "worse case" rooms on the western site corner with windows closed. It is proposed to fix shut windows of habitable rooms that cannot achieve noise standards with windows open and provide alternative ventilation (Mechanical Ventilation Heat Recovery). An acoustic barrier is proposed along the south western site boundary which will also provide a degree of noise screening at the dwelling facades particularly at ground floor level. The applicant has not provided the room by room glazing and ventilation specification or the manufacturers product data sheets for the selected products. This information would be required prior to development commencing as well as a design specification for the noise barrier.
- 3.6 It is considered that whilst the proposed dwellings will experience some industrial and road traffic noise the layout and orientation of the dwellings has been modified to reduce the potential impact and CBC noise standards can now be met within habitable rooms. As such, the Councils Pollution Officer has raised no objection subject to the imposition of a condition to secure noise attenuation.
- 3.7 In terms of external amenity, there is space around the buildings to provide external amenity provision for drying areas and the location could be secured by condition. In addition, the site is in accessible walking distance to the open countryside for recreational means.
- 3.8 The Councils MANOP Officer was consulted as part of this application and has indicated that there is a need for such accommodation within the area however, the applicant has updated the indicative plans to suggest that 1 bed or small accommodation could be facilitated within the scheme to provide opportunities for elderly provision. Due to the small scale nature of the development however we cannot insist on this obligation being fulfilled.
- 3.9 Bin storage and cycle storage facilities have been identified on the plan, the Councils waste officer advised that bin collection and storage should be facilitated within the site and there is sufficient space within the site to accommodate such facilities. As such this matter could be secured by condition as part of a planning permission. Therefore the proposal in this regard, would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 7 of the NPPF.

4. Highway Considerations

- 4.1 The Councils Highway Officer has raised a number of concerns relating to the layout of the site in particular the cycle parking provision which is not favourable due to the location of the long stay cycle parking provision which is not overlooked and is 'open' sided and fronted. Furthermore the refuse storage/collection point is some distance from the highway and the refuse vehicle will have to park on street to collect the waste. Fen End has heavy on street parking issues which will impede the refuse vehicle getting close to the kerb, and the parked vehicles will obstruct access to the refuse vehicle (along with any raised kerb) for operatives to wheel the paladins to the rear of the collection vehicle lift.
- 4.2 A revised layout plan was supplied during the life of the application demonstrates that the refuse vehicle can get within the site and turn adequately and as such, arrangements for the collection point and bin storage have been repositioned on the basis that the site can be designed to be self sufficient in terms of waste collection and deliveries from large goods vehicles. In addition the cycle storage has been relocated to be naturally surveyed by future occupiers. Adequate parking provision is also proposed in accordance with the Councils parking standards.
- 4.3 As such it is considered that the proposal would not be prejudicial to highway safety subject to the imposition of conditions to secure the implementation of adequate turning and parking standards and as such would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 4 of the NPPF in this respect.

5. Other Considerations

Biodiversity

The NPPF calls for development to deliver a net gain for biodiversity and therefore the Councils Ecologist has raised no objection the granting of this permission subject to the imposition of a condition requiring the provision of a biodiversity method statement which will include details of ecological enhancements and how they will be incorporated into the development proposal. Therefore the proposal is considered to accord with policies CS18 & DM15 of the Core Strategy for the North and Section 11 of the NPPF

Contamination

The applicant has submitted a Reports 4 Planning Preliminary Risk Assessment Desk Study and Site Reconnaissance Report ref : 11CLR3166CW - Revision 1 with the application. The report concludes that there is significant potential pollutant leakages as a result of the former industrial planting activities surrounding the site. Therefore further investigation in the form of an intrusive site survey of soils and groundwater conditions will be required, along with an asbestos survey. The Councils Pollution Officer has raised no objection subject to the imposition of a condition to secure the investigation and any remediation prior to development commencing.

Flood Risk & SuDs

The site is located within Flood Zone Area 1 whereby the probability of flooding is identified as being low. From 6th April 2015 local planning policies and decisions on planning applications relating to major development (developments

of 10 dwellings or more; or equivalent non-residential or mixed development as defined in Article 2(1) of the Town and Country Planning (Development Management Procedure) Order 2015], must ensure that sustainable drainage systems (SuDS) for the management of surface water runoff are put in place, unless demonstrated to be inappropriate. A SuDS strategy was supplied for consideration and the Councils SuDS Officer is satisfied that an appropriate Sustainable Drainage System could be implemented on site so as limit any flooding potential and as such has not wish to raise any objection to this proposal subject to the imposition of conditions to control its provision at the reserved matters stage. As such it is considered that the proposal accords with the Councils adopted SuDS guidance and the section 10 of the NPPF.

106 Obligations/Affordable Housing

Current advice contained within the National Planning Practice Guidance sets out the Government's position that tariff-style planning obligations and affordable housing provision should not be sought for certain small developments (10 dwellings or less or 1,000 square metres of gross floorspace).

Human Rights issues

The proposal raises no Human Rights issues.

Equality Act 2010

The proposal raises no issues under the Equality Act.

Recommendation:

That Planning Permission be REFUSED due to the following:

REASON FOR REFUSAL

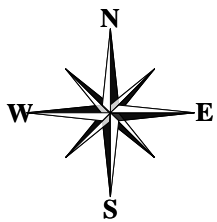
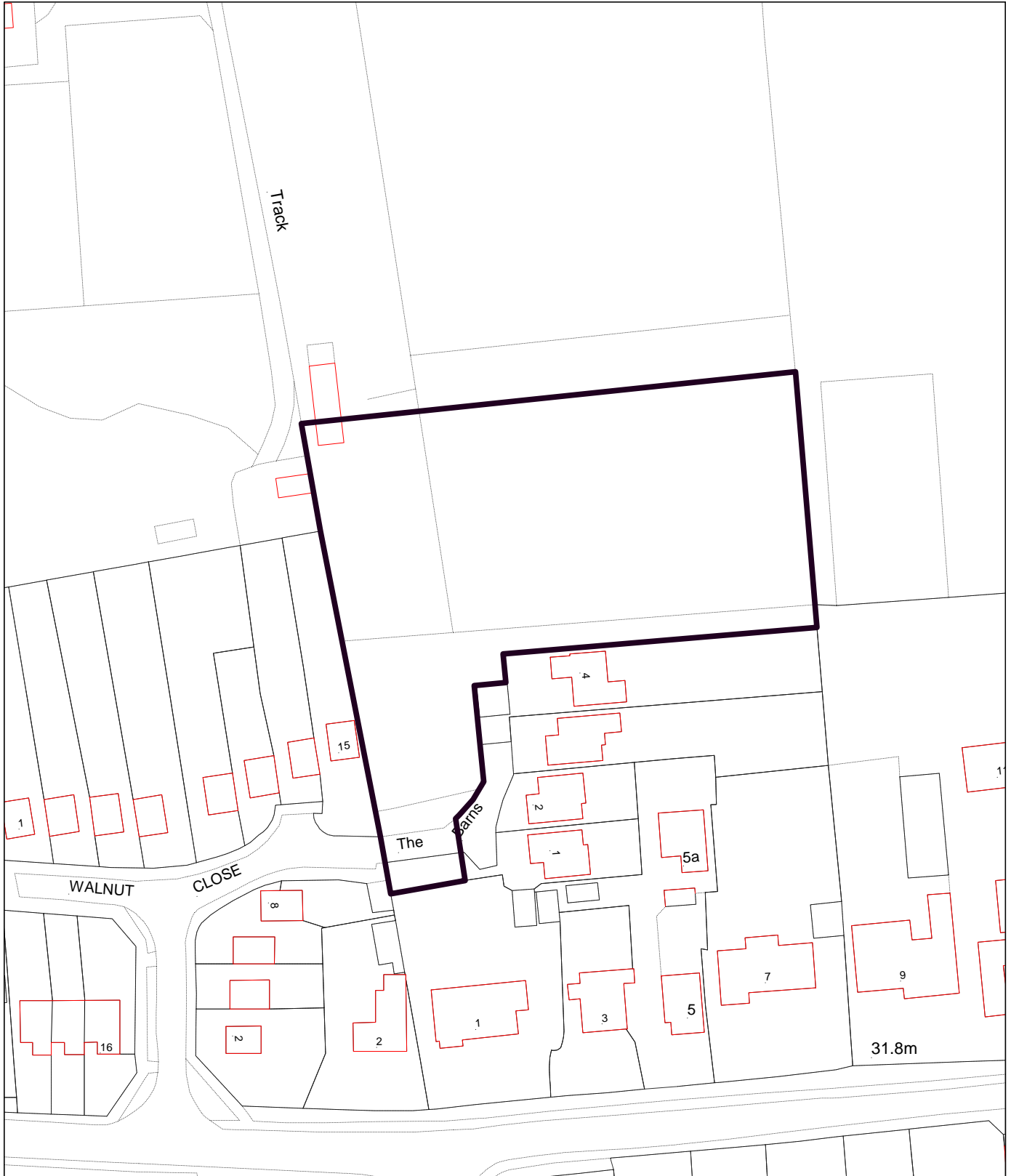
- 1 The application site is allocated for employment use under Policy E1 of the Site Allocations Document (Adopted 2011), Core Strategy and Development Management Policy CS10 (adopted 2009) and Policy E1 seeks to safeguard the site for employment use therefore the proposal for 10 new dwellings would result in the loss of a safeguarded employment site which is unacceptable and the applicant has failed to demonstrate there is no prospect of the site being used for employment purposes. The proposal is therefore contrary to Policy CS10 of the Core Strategy and Development Management Policies Document (2009) and Policy E1 of the Site Allocation Document (2011).

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

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

DECISION

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



© Crown Copyright. All rights reserved.
Central Bedfordshire Council
Licence No. 100049029 (2009)

Date: 12:December:2016

Map Sheet No

Application No.
CB/16/04657/OUT

Scale: 1:1000

Land north east of Walnut Close, Blunham

This page is intentionally left blank

Item No. 12

APPLICATION NUMBER	CB/16/04657/OUT
LOCATION	Land north east of Walnut Close, Blunham
PROPOSAL	Outline planning application for the residential development of 0.49 hectares of land to form 9 bungalow/chalet dwellings with associated garaging, parking and other associated works.
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Donna Lavender
DATE REGISTERED	10 October 2016
EXPIRY DATE	05 December 2016
APPLICANT	K Quince & Son Limited
AGENT	hd planning
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor (Cllr C Maudlin) call in on the following grounds:
	<ul style="list-style-type: none"> • Outside the Settlement Envelope • Highway Safety- parking concerns • Substandard access • Impact on the Character and Appearance of the Area
RECOMMENDED DECISION	Outline Application - Recommended for Approval, subject to a 106 agreement.

Reason for Recommendation

The proposal for residential development is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document 2009, however at this time the Council cannot demonstrate a 5 year housing supply and therefore developments should be considered in the context of Sustainable Development. The application site is adjacent to the existing settlement envelope of Blunham which is considered to be a sustainable location for planning purposes and would consist of small scale residential development directly adjacent to existing development. The proposal would have an impact on the character and appearance of the area however this impact is not considered to be demonstrably harmful. The proposal would contribute to the Council's 5 year housing supply as a deliverable site within the period. The proposal is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document (2009) and the Council's adopted Design Guidance (2014).

Site Location:

The site is located on the north side of Walnut Close, a residential cul-de-sac, and adjacent to a development of 4 houses known as "The Barns", built as an extension to the original Close. The land comprises a field with open countryside beyond which is currently used for grazing. It has a frontage onto The Barns and adjoins the side of no. 15 Walnut Close to the west, the frontages of no's. 1-4 The Barns to the east and the side boundary of 4 The Barns to the south.

The area is residential in character although the area comprising the application site and land beyond is rural in character and is predominantly located outside of the Village Settlement Envelope.

The Application:

The application is to establish the principle of residential development on the site for 9 bungalows. The application is submitted in Outline with all matters reserved except for access. An indicative plan has been supplied demonstrating how the number of units could be facilitated on the site alongside amenity, parking and landscaping.

The application is submitted with a Design and Access Statement.

The site and development has been considered in relation to the EIA Regulations (2011) as amended April 2015 and is below the threshold for the requirement of an ES.

N.B. The indicative layout plan was revised during the life of the application to provide greater separations between the existing and proposed development, ensure that an access road could be incorporated to an adoptable standard and to provide an appropriate landscape buffer around the rear boundary of the site

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Section 4: Promoting sustainable transport

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 13: Facilitating the sustainable use of minerals

Core Strategy and Development Management Policies - North 2009

CS1: Development Strategy

CS2: Developer Contributions

CS3: Healthy and Sustainable Communities

CS4: Linking Communities – Accessibility and Transport

CS5: Providing Homes

CS13: Climate Change

CS14: High Quality Design

CS16: Landscape & Woodland

CS18: Biodiversity

DM1: Renewable Energy

DM2: Sustainable Construction of New Buildings

DM3 - High Quality Design

DM4 - Development Within and Beyond Settlement Envelopes

DM14 - Landscape and Woodland

DM15: Biodiversity

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the

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

Minerals and Waste Constraints

Minerals Safeguarding Zone

Minerals and Waste Local Plan: Strategic Sites and Policies (Jan 2014)

MSP 11

MSP 12

Supplementary Planning Guidance/Other Documents

1. Central Bedfordshire Design Guide (March 2014)
2. Central Bedfordshire SuDs Guidance (April 2014)

Relevant Planning History:

Application Number MB/06/02028/FULL

Description Detached Dwelling

Decision Refused

Decision Date 15/02/2007

Parish Council:

Blunham Parish Council Blunham Parish Council **OBJECTS** to this application for (28/10/16) (*Verbatim*) - the following reasons:

- Our recent Housing Needs Survey identified a need for only 6 small family homes.
- This is prime agricultural land which should not be lost in this way.
- Drainage impacts on the main village is a concern, as pooling of water at the bottom of The Hill is already evident since Jubilee Close was built. This has not been addressed in the planning application.
- The plans include access to the neighbouring field, which has been put forward for development in the recent Call for Sites. This is of great concern, given the high level of development already applied for recently in Blunham.
- The increase in traffic on Barford Rd is a concern, on a road with acknowledged speeding issues. This is evidenced by two recent surveys. This is despite traffic calming being installed & a Vehicle Activated Speed Sign.
- 9 homes represent overdevelopment of this small site, & is very cramped.

- The visitor parking is very close to the access, & manoeuvring vehicles into these spaces safely looks challenging.
- The parking arrangements for plots 4 & 6 do not appear to provide adequate space for safe turning.
- Vehicles in Walnut Close already face logistical challenges. There are multiple parked cars on the road, & difficult turns to be negotiated. Adding this development will inevitably make this problem worse, by creating additional traffic & service vehicle visits.
- Whilst it is noted that access is intended to be addressed at reserved matters stage, it is hard to envisage how safe access will be achieved. The suggested access point is extremely tight. Access for service vehicles looks to be particularly challenging. The application refers to a wall that needs to come down that is within the applicants control. We would urge planners to satisfy themselves that this is indeed within the applicants control, & that this approach is realistically achievable. Surely access needs to be included in the outline permission, as there is little point in putting forward a site for development if it cannot be accessed.
- As CBC is now reaching its 5-year housing targets, it is not necessary to rush into permitting sites that are likely to be unsustainable. When the Parish Council carried out a detailed sustainability review of the sites put forward in Blunham for the Call for Sites, this site was ranked second from bottom (with the neighbouring field referred to in item 4 as bottom).

Cumulative impact of three planning applications at the same time, two side by side, CB/16/04323/OUT & CB/16/04369/OUT, plus a third directly opposite, CB/16/04657/OUT , totalling 132 homes

These three applications combined represent a 30% housing increase in one hit - this is simply not sustainable. Three developments in one go would have a significant impact on residents lives. We specifically raised these points with the two larger developers at pre-planning consultation. We would urge you to seriously consider the impact of three sites starting up simultaneously with three dangerous site access points in close proximity, plus duplication of all deliveries and subcontract labour.

Education is a particular concern, & we would ask that

Officers are rigorous in their assessment of the impact these developments will have. John Donne School anticipates it will need an additional classroom to accommodate this sudden growth, & has written to you separately on this matter.

There are no doubt many other infrastructure impacts which have yet to be identified such as drainage & sewerage improvements.

Consultees:

- Internal Drainage Board No Comments
(13/10/16) & (01/12/16) -
- CBC Housing Below the threshold for affordable housing provision.
Development Officer
- (20/10/16) & (29/10/16) -
- CBC Pollution (31/10/16) - No Comments
- CBC Sustainable Growth The proposed development is below threshold of 10
Officer (31/10/16) - houses and therefore the development management policies DM1 and DM2 in regard sustainability and renewable energy standards do not apply.

- CBC Trees & Landscape No Objection, subject to the retention of existing
Officer (02/11/16) - boundary hedging and the imposition of a condition to secure appropriate landscape proposals within any forthcoming reserved matters application.

- CBC Strategic Landscape No Objection. A detailed, comprehensive landscaping
(03/11/16) - scheme is required, which will safeguard existing trees and hedges and in addition , provides an effective screen on the northern boundary. Internal landscaping is also critical to ensure compatibility with the village setting eg deciduous hedging rather than evergreen, picket fencing rather than railings, for example. All matters which can be controlled with the imposition of a landscape condition.

- CBC SuDs Engineer No Objection, subject to the imposition of a condition to
(04/11/16) - secure a detailed SuDs Strategy.

- CBC Minerals & Waste The site appears to be within a Minerals Safeguarding
Officer (04/11/16) & Area. Policy MSP 11 of the adopted Minerals and
(02/12/16) - Waste Local Plan requires such applications to be accompanied with a Minerals Resource Assessment. There is no mention of this Local Plan, Policy or MRA within the documentation provided.

A revised Design and access was supplied during the life of the application which recognised the safeguarding area and made commitments to the use of any extracted materials during construction. The Councils Minerals and Waste Officer has raised no objection to the application, on the basis that any

extraction and re-use of materials is controlled through a Construction management plan condition.

CBC Ecologist (02/11/16) - No objection subject to the imposition of a condition to secure a net gain in biodiversity.

CBC MANOP Officer (17/11/16) - Our view is that the needs of older people should be considered as part of this proposal and, should approval be given, we would support the dwellings in the scheme being suitable for older people, by incorporating some or all of the design features mentioned above.

Campaign to Protect Rural England (27/11/16) - Concerns expressed in respect of the following (in summary):

- Loss of Grade 1 Agricultural land
- Outside of the Settlement envelope
- Cumulative impact on Blunham Services
- Unsustainable Development

CBC Highways Officer (03/11/16) - Concerns were expressed about the access arrangements and lack of appropriate footpath and turning facilities within the site. Whilst the proposal is in outline, concerns expressed that the provision of all these highways related constraints would affect the number of units.

Further to a revised plan supplied 30th November, no further concerns were expressed subject to conditions to secure detailed matters at the Reserved Matters stage and appropriate off site works.

Anglian Water (30/11/16) - No Comments

Other Representations:

3 The Barns (14/11/16) - Objects for the following reasons (in summary):

- Highway safety - in appropriate access and intensification of Walnut Close
- Unacceptable loss of Agricultural land
- Impact on the Character and appearance of the area
- Unsustainable development

2 The Barns (31/10/16) (x2) - Objects for the following reasons (in summary):

- Cumulative impact on Blunham (further applications received for housing in the village)
- Previous application refused and appeal dismissed
- Impact on services (sewage)
- Unsustainable Development

5 Walnut Close
(31/10/16) -

Objects for the following reasons (in summary):

- Parking problems
- Construction impact
- Service of the existing road unacceptable
- Congestion creating problems for emergency vehicles
- Lack of infrastructure to support additional development
- Cumulative impact of development on village

1 Walnut Close
(23/10/16) -

Objects for the following reasons (in summary):

- Traffic increase
- Inappropriate access
- Lack of infrastructure to support additional development

John Donne Lower
School (20/10/16)-

Request for Education to be consulted as concern over the impact on school capacities.

7 The Hill (20/10/16) -

Objects for the following reasons (in summary):

- Increased traffic
- Light pollution
- Noise disturbance
- Cumulative impact of development on village
- Access issues for emergency vehicles

4 The Barns (10/11/16) -

Objects for the following reasons (in summary):

- Concern over heights in relation to the existing residential properties. Clarification of heights nearest to 4 The Barns required
- Landscaping as indicated between the development and 4 The Barns is not sufficient to mitigate impact
- Unsustainable in terms of walking to local services
- Bus Stop no longer opposite Walnut Close but further along Station Road
- Unsustainable for older persons due to doctors surgery 1.8 miles away in Great Barford
- Lack of clarification on affordable housing provision
- No information of displacement of parking for use by the Barns or Walnut Close
- Loss of gated pillars at entrance to the Barns has negative impact on the character previously established
- Concern over deliveries and increase traffic leading to unacceptable noise disturbance
- Highway safety impact - insufficient visibility
- Loss of privacy

15 Walnut Close
(15/11/16) -

Objects for the following reasons (in summary):

- Loss of Grade 1 Agricultural land
- Previous application refused and appeal dismissed
- Unsuitable access for that many properties
- Lack of infrastructure to support additional development

2 Walnut Close
(14/11/16) -

Objects for the following reasons (in summary):

- Access concerns - Walnut Close narrow and manoeuvrability issues
- Parking problems - especially during events
- Emergency vehicles access problems
- Previous application refused and appeal dismissed

8 Walnut Close
(11/11/16) -

Objects for the following reasons (in summary):

- Previous application refused and appeal dismissed
- Unsuitable access for that many properties
- Lack of infrastructure to support additional development
- Highway safety issues
- Creates a precedent

Determining Issues:

The main considerations of the application are;

1. **Principle**
2. **Affect on the Character and Appearance of the Area**
3. **Neighbouring Amenity**
4. **Highway Considerations**
5. **Other Considerations**

Considerations

1. Principle

1.1 The site lies outside of the settlement envelope of Blunham and is therefore located on land regarded as open countryside. The adopted policies within the Core Strategy and Development Management Policies 2009 limit new housing development on unallocated sites to within settlement envelopes (Policy DM4). Blunham is designated as a large village where Policy DM4 limits new small housing development to within the settlement. On the basis of Policy DM4 a residential proposal outside of the settlement envelope would be regarded as contrary to policy. However it is necessary for the Council to consider whether material considerations outweigh the non-compliance with Policy.

1.2 At the time of writing the Council cannot demonstrate a five year supply of deliverable housing land. This means that under the provisions made in paragraph 49 of the National Planning Policy Framework 2012, policies concerned with the supply of housing (including DM4, DM14, and CS16 of the North Core Strategy) must be regarded as 'out-of-date', and that permission should be granted unless the harm caused "significantly and demonstrably"

outweighs the benefits.

- 1.3 However, recent case law informs us that these policies should not be disregarded. On the contrary, 'out of date' policies remain part of the development plan, and the weight attributed to them will vary according to the circumstances, including for example, the extent of the five year supply shortfall, and the prospect of development coming forward to make up this shortfall. At the time of writing, the Council can demonstrate a supply of 4.89 years, this equivalent to 97.76% of the five year requirement. The Council is confident that there is sufficient development coming forward in the short term to make up this shortfall. In this context it is reasonable to afford Policy DM4 a level of weight proportionate to this supply when considering the planning balance.
- 1.4 The site is directly adjacent to the settlement envelope and the land in question would be considered to be a small scale development, bounded on 2 sides by existing housing and their respective curtilages. The proposal will see the encroachment of built form into the open countryside but its relationship with the existing settlement is noted and it is not regarded as an isolated site. Furthermore the northern boundary of the site would see the introduction of a landscape buffer which would appropriately demarcate the end of the built form of Blunham with the prevailing landscape. There would be some harm in developing the land, but this would be limited given the surrounding pattern of development.
- 1.5 A number of local residents have referred to a refusal of one dwellinghouse on the site under planning reference MB/06/02028/FULL. At the time of that decision, significant weight was given to the our housing policies however due to the council not having a 5 year housing supply, less weight can be attributed to this policy at this time. Furthermore, the benefits of 1 dwellinghouse with no contributions to sustainable development, would not outweigh any associated harm.
- 1.6 The National Planning Policy Framework carries a presumption in favour of Sustainable Development. There are three dimensions to sustainable development which require consideration such as economic, social and environmental roles. Paragraph 9 of the NPPF states that these roles are mutually inclusive and as such in order to achieve sustainable development all three of the dimensions should be sought simultaneously.
- 1.7 Economic
The NPPF makes it clear that planning policies should aim to minimise journey lengths for employment, shopping and other activities, therefore planning decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes maximised. It is acknowledged that the construction of 9 dwellings would support a limited level of employment, with associated benefits to the local economy, within the local area on a temporary basis during the construction period which could be expected to last no longer than one year. Blunham provides some employment opportunities including public house, village store, a school and takeaway. Furthermore Blunham is in close proximity to Sandy which constitutes a Major Service Area which has access to a range of facilities and services which would provide local

employment opportunities. On the basis of this the village is considered to be a sustainable location.

1.8 Social

The provision of housing is a benefit of the scheme which should be given some weight however on the basis that the development would be small scale, it would not constitute a significant contribution to our 5 year housing supply and therefore is not given moderate weight. Blunham is classified as a Large Village under Policy CS1 of the Core Strategy for the North with access to a variety of community facilities which is iterated in the above paragraph. The village is served by a bus service which stops in Station Road. The settlement offers services and facilities that can help to accommodate the growth resultant from this scheme. Nearby services are considered to be accessible for new residents. The development will have no adverse impact on the local infrastructure which would require any offset by way of a S106 agreement and financial contributions. On the basis of this the village is considered to be a sustainable location.

1.9 Environmental

The NPPF states that opportunities should be taken to protect and enhance the natural environment and to improve biodiversity. The Councils Ecologist is satisfied that the proposal would allow for retention and enhancement of more boundary habitat features and can secure additional biodiversity gain by condition. Concerns have been expressed by many, that the development site would result in the loss of Grade 1 best & most versatile agricultural land whereby paragraph 112 of the NPPF recommends that Local authorities consider the long term implication of the loss of good quality agricultural land in the interest of sustainable growth. The site is not used in this capacity at present and the land is too small for modern farming methods. Notwithstanding this however, the proposal would not constitute significant development or loss of agricultural land. In addition, the site is considered to fall within a Minerals Safeguarding Area, however whilst concerns were expressed in this regard by the Councils Minerals and Waste Officer, the proposal constitutes small scale development of the land and access would still be retained for land beyond the site in any event that this land were to be extracted. Furthermore a commitment has been made by the applicant to reuse any extracted materials during construction which the Councils Minerals and Waste Officer has recommended by controlled by condition. Furthermore the encroachment of built development beyond the settlement envelope results in a loss of open countryside which is a negative impact of the proposal. The site abuts built form on two sides and is not considered to be an isolated site. Furthermore the site would be demarcated by an appropriate landscape buffer without wider impact on the prevailing flat topography landscaping directly adjacent to site which constitutes agricultural land. The impact of developing this site adjacent the settlement envelope is therefore not considered to result in significant and demonstrable harm.

1.10 As such it is considered that the proposal would represent an appropriate scale of development bound by existing development and that given alongside the presumption in favour of Sustainable Development outweighs any identified visual harm to the character of the area given that landscape proposals would allow for the provision of a landscape buffer along the edges of the site. The proposal therefore would accord with the Section 1 and 6 of

the NPPF.

2. Affect on the Character and Appearance of the Area

- 2.1 Local Plan Policy DM3 & CS14 states that proposals should take full account of the need for, or opportunities to enhance or reinforce the character and local distinctiveness of the area; and that the size, scale, density, massing, orientation, materials and overall appearance of the development should complement and harmonise with the local surroundings, particularly in terms of adjoining buildings and spaces and longer views.
- 2.2 The site has existing built form on two sides and the northern side of the site overlooks an area of agricultural land. As part of this current proposal it is suggested that the eastern boundary will be improved through the planting of a 3 metre wide buffer of additional tree and landscaping which will continue the full length of the boundary and would provide a suitable buffer and distinction from the built form and prevailing landscape.
- 2.3 The proposed development would result in a density per hectare of approximately 23 which doesn't constitute high density and is representative of the density levels within Blunham.
- 2.4 Whilst the layout is indicative, consideration appears to have been given to the building lines established by adjacent dwellinghouses and the footprints proposed are fairly representative of other properties of a similar occupation within the area. The revised plan indicates that the scale of dwellings will be bungalows along the rear (north) boundary of the site and the southern boundary of the site closest to existing dwellings and 1.5 storey along the eastern boundary. This is also considered acceptable as a reflection of the character of the area and would furthermore provide an appropriate transition between the built form and the prevailing countryside beyond due to the reduction of the height near the most exposed boundary. This parameter can also be secured by condition to ensure an appropriate maximum scale is achieved.
- 2.5 Whilst concerns have been expressed by local residents about the loss of a parcel of open space and views into the open countryside, the access points would provide a focused vantage points into the open countryside which could be reinforced at the detailed application stage. The Councils Strategic Landscape Officer has raised no objection to the proposal subject to a detailed landscape scheme with any forthcoming reserved matters application. Furthermore the land itself is inaccessible by the general public and therefore for the most part not used in a recreational capacity other than the current owner of the site.
- 2.6 As such, the indicative layout suggests that a development of 9 units on the site could be comfortably accommodated and that a scheme can be designed that would reinforce and be sensitive to the character of the area. All matters pertaining to scale, layout and design however would be addressed by way of a Reserved Matters application. As such it is considered that the proposal would conform with policies CS14 & DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

3. Neighbouring Amenity

3.1 Existing Residents

On the basis of the revised indicative site layout plan, dwellings have been sited to ensure that there is a separation in excess of 12 metres side to back between the existing and proposed dwellinghouses which is in excess of the 10 metres side to back separations recommended within the Councils adopted design guidance. Careful consideration has been given to the scale of dwellings on plots 1-3 whereby they are indicated to be of a single storey nature only and this parameter can be secured by condition. As such, it is concluded that on the basis of these distances and the proposed heights of the units closest to existing residential properties, the proposed development would unlikely rise to an unacceptable loss of privacy to existing residents in terms of mutual overlooking, despite concerns being expressed. Furthermore this matter could be addressed through obscurely glazing windows in any forthcoming reserved matters application.

3.2 Furthermore, given the length of the garden spaces of adjacent dwellinghouses, the development would unlikely result in the harmful overshadowing of the garden spaces. In any event this would be controlled as part of any reserved matters application.

3.3 Concerns were expressed by the Parish Council about the implication of the proposed visitor parking as indicated on the plan, positioned adjacent to 15 Walnut Close and noise implications as a result. The indicative plan has since been revised which demonstrates that there would be a 4 metre gap between the proposed parking and the closest residential property and therefore unlikely to give rise to an unacceptable level of noise disturbance to existing occupiers. Furthermore the layout is indicative only and this matter would be addressed during the reserved matters stage.

3.4 Additional concerns have been expressed in respect of light pollution on existing residents as a result of this development. Lighting is a detailed matter that would normally be addressed at the reserved matters stage and as such can be controlled by condition.

3.5 Future Residents

The indicative layout demonstrates that 9 dwellinghouses could be sited such that there would be no resultant impact on future occupiers in terms of loss of light/overshadowing nor privacy concerns.

3.6 The indicative layout demonstrates that an adequate level of external amenity could be provided for future occupiers in accordance with the Central Bedfordshire Design Guide and internal amenity standards would be a matter that would be addressed at the Reserved Matters stage. However on the basis of the footprints proposed, it is concluded that suitable internal space standards could be achieved.

3.7 Concerns were also expressed by local residents about the need and requirements for elderly housing provision within Blunham. The Councils MANOP Officer was consulted as part of this application and has suggested that there is an identified need for elderly accommodation however, the applicant has updated the indicative plans to suggest that small scale bungalow accommodation could be facilitated within the scheme to provide opportunities

for elderly provision which will be considered in the detailed application. Due to the small scale nature of the development however the Council cannot insist on this obligation being fulfilled however the applicant is committed to provide opportunities for elderly accommodation.

- 3.8 Whilst bin storage and collection points and cycle storage facilities have not been identified on the indicative plan, the Councils waste officer is satisfied that there is sufficient spaces within the site to accommodate such facilities and as such is satisfied that this could be secured by condition as part of a planning permission. Therefore the proposal in this regard, would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 7 of the NPPF.

4. Highway Considerations

4.1 Access

Concerns were expressed by the Councils Highways Officer that the proposed access as demonstrated on the indicative layout was proposed to be substandard and no consideration had been given to how a footway and turning area could be incorporated in the site with the number of units proposed. As such, a revised plan was supplied during the life of the application which revised the access to meet adoptable standards with a further commitment to any appropriate off site highway works under a highways agreement where seen to be required in order to improve visibility around the entrance to the site. Furthermore, the footway was incorporated into the layout alongside an appropriate turning head and the gated entrance to Walnut Close removed to create better accessibility, therefore the Councils Highways Officer is satisfied that the proposed development would not be prejudicial to the highway safety in terms of accessibility and has raised no objection subject to the imposition of conditions to control its provision.

- 4.2 Concerns have been expressed about the retention of an access point to the field beyond the application site by the parish council and residents alike. However the access is proposed to be retained for the maintenance of the land beyond which is also within the applicants ownership. Whilst concerns have been expressed about the potential future use of the field beyond, the application can only be determined on the basis of the information supplied herein and cannot pre-determine potential future proposals. No concerns were expressed about the incorporation of this access by the Councils Highways Officer.

- 4.3 Additional concerns were expressed about the intensification of traffic on Barford Road, however the Councils Highways Officer has not raised any concerns in this regard due to the existing traffic calming measures already in place on Barford Road to address this concern.

4.4 Parking

On the basis of the indicative layout, it would appear that two off road parking spaces are proposed for smaller units which are likely to be 2/3 bedroom units and 3 spaces for larger units which are likely to be 3/4 bedroom units. Visitor spaces are converged near the entrance of the site and a separate allocation has been set aside for the existing development of "The Barns" and there is an over provision of visitor spaces that could serve Walnut Close. This provision would be consistent with the Councils Parking Standards and this matter would be fully

addressed through a reserved matters submission. Furthermore this provision of parking and the improvements to the access will improve future access within Walnut Close for emergency vehicles.

- 4.5 As such it is considered that the proposal would not be prejudicial to highway safety and would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 4 of the NPPF in this respect.

5. Other Considerations

Biodiversity

The NPPF calls for development to deliver a net gain for biodiversity and therefore the Councils Ecologist has no raised no objection the granting of this permission subject to the imposition of a condition requiring the provision of a biodiversity method statement which will include details of ecological enhancements and how they will be incorporated into the development proposal. Therefore the proposal is considered to accord with policies CS18 & DM15 of the Core Strategy for the North and Section 11 of the NPPF

Construction impact

Objections have been raised on these grounds however it is given little weight as a material consideration given that it is a temporary impact and one that is apparent on any grant of planning permission.

Cumulative Impact

Whilst concerns have been expressed by the Parish and local residents alike in respect of the cumulative impact on Blunham due to the number of residential development proposals recently, planning applications can only be determined on the basis of their individual merits and therefore this is not a material consideration.

Financial Contributions

Current advice contained within the National Planning Practice Guidance (NPPG) sets out the Government's position that tariff-style planning obligations and affordable housing provision should not be sought for certain small developments (10 dwellings or less or 1,000 square metres of gross floorspace).

Concerns have been expressed by the Parish Council in terms of the capacities at the existing schools within the village. The Councils Education Officer was consulted as part of this application however raised no objection to this proposal, on the basis that it would be unreasonable given the advice contained within the NPPG to request contributions from this development towards school provision.

Services

Whilst concerns have been expressed by local residents and the Parish alike about the impact of the dwellinghouses on the existing water and sewage connections, neither the Internal Drainage Board nor Anglian Water have raised any objections or concerns in this regard.

Flood Risk & SuDs

The site is located within Flood Zone Area 1 whereby the probability of flooding is identified as being low. From 6th April 2015 local planning policies and decisions on planning applications relating to major development (developments

of 10 dwellings or more; or equivalent non-residential or mixed development as defined in Article 2(1) of the Town and County Planning (Development Management Procedure) Order 2015], must ensure that sustainable drainage systems (SuDS) for the management of surface water runoff are put in place, unless demonstrated to be inappropriate. The Councils SuDs Officer is satisfied that an appropriate Sustainable Drainage System could be implemented on site so as limit any flooding potential and as such has not wish to raise any objection to this proposal subject to the imposition of conditions to control its provision at the reserved matters stage. As such it is considered that the proposal accords with the Councils adopted SuDs guidance and the section 10 of the NPPF.

Human Rights issues

The proposal raises no Human Rights issues.

Equality Act 2010

The proposal raises no issues under the Equality Act.

Recommendation:

That Outline Planning Permission be **Recommended for Approval** subject to the following:

RECOMMENDED CONDITIONS

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in**

writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.
(Policy DM3 of the Core Strategy for the North & Section 7, NPPF)

- 5 The development hereby permitted shall not be commenced until a detailed surface water drainage design has been submitted to, and approved in writing by, the local planning authority.

The design shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The scheme to be submitted shall include:

- Plans and calculations showing sufficient disposal, storage and conveyance of surface water.
- Details of who the surface water drainage will be managed by and how it will be maintained

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site for the lifetime of the development in accordance with para 103 NPPF; and to ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written statement - HCWS161, in accordance with section 10 of the NPPF.

- 6 No development shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM14 of the Core Strategy and Sections 10 & 11 of the NPPF.

- 7 No development shall take place until details of hard and soft landscaping (which shall include the 3 metre landscape buffer along the edge of the site), together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure an acceptable standard of landscaping. (Policy DM14 of the Core Strategy for the North and Sections 7 & 11, NPPF)

- 8 The reserved matters proposals shall not include any dwellings that are more than 1 storey in height along the rear (northern) boundary of the site and directly adjacent to existing residential properties along the southern boundary of the site.

Reason: In order to provide an appropriate form of development in the interests of visual and residential amenity in accordance with policies CS14 and DM4 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF).

- 9 The details required by Condition 2 of this permission shall include a detailed waste audit scheme for the residential units in that area. The waste audit scheme shall include details of refuse storage and recycling facilities. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy for the North & Section 7 of the NPPF)

- 10 Prior to occupation, the details of the proposed street lighting in terms of design & specification, siting and luminance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans and shall thereafter be retained.

Reason: To ensure the acceptable design and appearance of the development and in the interest of future occupiers amenity. (Policy DM3 of the Core Strategy and Section 7 of the NPPF)

- 11 **No development shall take place until an Construction Management/Method Plan and Statement with respect to the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement/Plan. The details shall include, amongst other things, access arrangements for construction vehicles; compounds, including storage of plant and materials; details of wheel washing facilities; loading and unloading areas; method of materials extraction and re-use.**

Reason: In the interest of safeguarding the local residential amenity (Policy DM3 of the Core Strategy and Section 4, 7 and 13 of the NPPF)

- 12 Any subsequent reserved matters application shall include the following:
- A pedestrian footway measuring 2.0 m across the entire frontage of the site in accordance with details to be agreed with the Local Planning Authority
 - Vehicle parking in accordance with the Councils standards applicable at

the time of submission

- Cycle parking and storage in accordance with the Councils standards applicable at the time of submission
- Swept Path Analysis demonstrating that a refuse vehicle can appropriate turn within the site and exit onto the main highway in a forward motion.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times. (Section 4 of the NPPF)

- 13 **No development shall take place at the site before a scheme for biodiversity enhancement at the site and a timetable for its delivery has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

Reason: To ensure that biodiversity is properly protected and enhanced at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D5685-01 (Site Location Plan) & D5685-07B (for access only).

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

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
2. 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.
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 Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.

The applicant is advised that if it is the intention to request the Central Bedfordshire County Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways

together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

The applicant is advised that in order to comply with the above Condition of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Planning and Control Group, P.O.Box 1395, Bedford, MK42 5AN,

All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in central Bedfordshire (Design Supplement 10 – Movement, Street and Places" and the Department of the Environment/Department of Transport's "Manual for Street", or any amendment thereto.

- 4. This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.

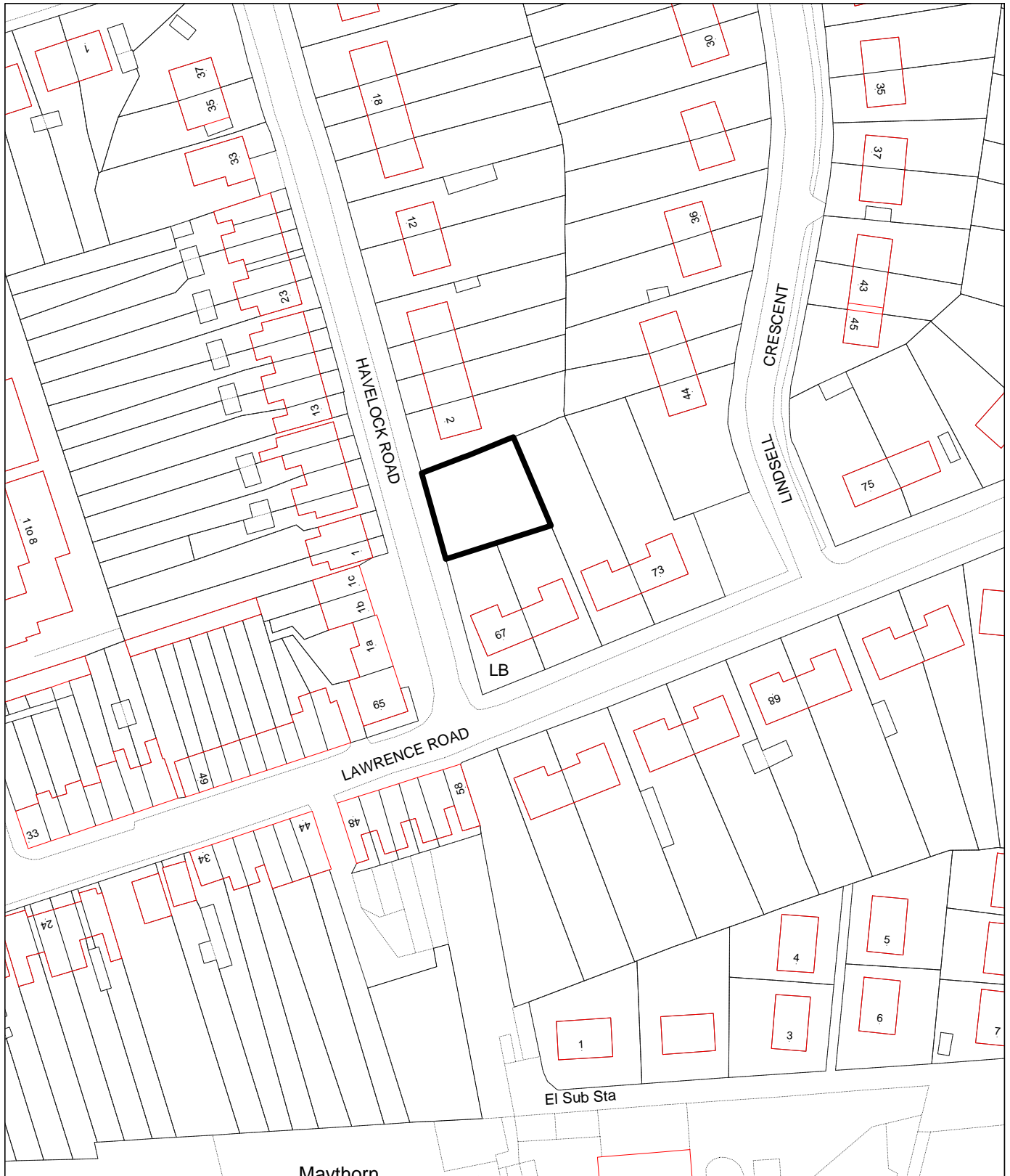
Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

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

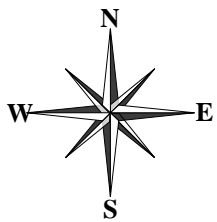
DECISION

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

This page is intentionally left blank



Maythorn



© Crown Copyright. All rights reserved.
Central Bedfordshire Council
Licence No. 100049029 (2009)

Date: 12:December:2016

Map Sheet No

Application No.
CB/16/04456/FULL

Scale: 1:1000

Land adj to 2 Havelock Road Biggleswade Beds SG18 0DB

This page is intentionally left blank

Item No. 13

APPLICATION NUMBER	CB/16/04456/FULL
LOCATION	Land adj to 2 Havelock Road Biggleswade Beds SG18 0DB
PROPOSAL	Erection of two 2-bedroom semi-detached dwellings.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Alex Harrison
DATE REGISTERED	22 September 2016
EXPIRY DATE	17 November 2016
APPLICANT	Central Bedfordshire Council
AGENT	Barford + Co.
REASON FOR COMMITTEE TO DETERMINE	Council's own development with an outstanding neighbour objection.
RECOMMENDED DECISION	Full Application - Approval recommended

Reason for recommendation:

The proposal for residential development is considered to be acceptable in light of the Core Strategy and Development Management Policies Document 2009. The site is within the settlement envelope. There would be no amenity harm to existing residents and the proposal provides suitable parking for proposed occupiers on the site.

Site Location:

The application site is an unkempt undeveloped parcel of land within the settlement envelope of Biggleswade. It sits adjacent to neighbouring residential properties on all sides aside from the western boundary that abuts the highway.

The Application:

Full planning permission is sought for the construction of two dwellings on the site. The dwellings would be semi detached and each have two bedrooms. Each dwelling will have a private driveway off of Havelock Road, providing parking spaces for two vehicles.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

- CS1 Development Strategy
- CS3 Healthy and Sustainable Communities
- CS4 Linking Communities - Accessibility and Transport
- CS5 Providing Homes
- CS14 High Quality Development
- DM2 Sustainable Construction of New Buildings
- DM3 High Quality Development
- DM4 Development Within and Beyond Settlement Envelopes

Development Strategy

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Application Number	MB/03/00755/FULL
Description	Erection of detached three bedroom disabled person's bungalow with car port.
Decision	Approve
Decision Date	03/07/2003

Consultees:

Biggleswade Council	Town	It was resolved that Town Council raise no objection to this Application, provided the neighbours are consulted, and that any comments they may make are considered by CBC in their deliberations. In addition, the Council is to ensure that their guidelines on the size of the proposed extension to the principle dwelling are complied with in order to eliminate detriment in respect of light and privacy of adjacent residents.
---------------------	------	---

Highways	Each property has two bedrooms and is provided with two parking spaces in tandem served via a dropped kerb footway crossover and cycle storage is available within the proposed sheds. The parking spaces lie between the proposed dwelling and the adjacent boundary fence and are shown to be 3.0m in width. This is sufficient to allow the doors to be opened on either side of the parked vehicle.
----------	---

Refuse storage is shown to be located in the rear gardens and there is sufficient space within each plot to

provide a suitable refuse collection point for use collection days.

The on-site parking provision and servicing arrangements can therefore be considered acceptable in highway terms.

The proposed development of two No. two bedroom dwellings in this location has the potential to generate eight to ten additional traffic movements per day. Given that the means of access and the off-street parking provision are deemed acceptable, it is considered that these can be satisfactorily accommodated on the local road network and the proposal is unlikely to have any adverse highway impact, once completed.

Ecology	No objection
Trees and Landscape	No objections to the proposal. Landscape and boundary treatment detail will be conditioned.
Internal Drainage Board	No comments received.

Other Representations:

Neighbours	<p>1 letter received raising the following objections:</p> <ul style="list-style-type: none"> • Concerns over car parking due to high on street parking numbers in the area currently. • Existing parking on the street creates hazard for fire vehicles and ambulances. • Cars currently park on the path which is hazardous for pedestrians.
------------	---

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Neighbouring Amenity
4. Highway Considerations
5. Other Considerations

Considerations

1. Principle

- 1.1 The site lies within the settlement envelope for Biggleswade. Policy DM4 states broadly that residential development will be supported in principle in these locations.
- 1.2 At the time of writing this report the Council cannot demonstrate a five year supply of deliverable housing land. This means that under the provisions made in paragraph 49 of the National Planning Policy Framework 2012, policies concerned with the supply of housing (including DM4, DM14, and CS16 of the

North Core Strategy) must be regarded as 'out-of-date', and that permission should be granted unless the harm caused "significantly and demonstrably" outweighs the benefits.

- 1.3 However, recent case law and legal advice advises that these policies should not be disregarded. On the contrary, 'out of date' policies remain part of the development plan, and the weight attributed to them will vary according to the circumstances, including for example, the extent of the five year supply shortfall, and the prospect of development coming forward to make up this shortfall.
- 1.4 At the time of writing the Council can demonstrate a supply of at least 97% of the five year requirement. The Council is confident that there is sufficient development coming forward in the short term to make up this shortfall. In this context it is reasonable to afford Policy DM4 a level of weight proportionate to this supply when considering the planning balance
- 1.5 In spite of the Council's housing land supply position the principle of development is considered to be acceptable given the location of the site within the settlement envelope.

2. Affect on the Character and Appearance of the Area

- 2.1 The character of the areas shows a mix of styles of dwelling. Most are two storeys in scale which has been replicated in this proposal. The semi detached nature of the dwellings is apparent and the proposal is in keeping with this although there is also a terrace of dwellings within the area. The roof form does not match the adjacent dwellings north of the site however the mix of character means that it is not a harmful impact.
- 2.2 The dwellings as proposed would integrate into the streetscene without being overly prominent in the street and as a result the proposal is not considered to have an adverse impact on the character of the area and is acceptable in this regard.

3. Neighbouring Amenity

- 3.1 The proposed dwellings have been designed to take account of the impact on neighbouring properties. To the south the rear garden of 67 Lawrence Road backs onto the application site. The side elevation of the proposal would sit within view of the existing rear windows and garden area of this property. At its closest point the neighbouring dwelling is at least 10 metres from the boundary of the application site, some 13 metres from the dwelling itself and this is considered to be a suitable distance to ensure the proposal is not overbearing to a harmful extent. The first floor side windows proposed are annotated to state they will be fitted with obscure glazing however given the surrounding gardens it would be necessary to require them to be either fixed shut or top third opening to avoid overlooking. As a result there is not considered to be harmful impact to No 67 and 69 Lawrence Road.
- 3.2 To the north of the site lies 2 Havelock Road. As above the gable faces the site with a bathroom window at first floor. However the orientation of the scheme matches this dwelling and as a result the proposal, while being visible from this property, will not harmfully impact on these occupiers.

- 3.3 The rear outlook of the dwelling will look towards the rear private gardens of 71 and 73 Lawrence Road. At first floor level two windows serving the second bedrooms of both proposed units will look out to the east over these garden areas. The siting of the dwelling provides a distance of 9 metres to the rear boundary which is under the recommended distance of 10 metres as set out in the Design Guide. While there will be an overlooking impact to these gardens it is not to the immediate garden area and while it is not ideal it is not considered that the extent of overlooking is harmful to substantiate a reason for refusal in this instance.
- 3.4 With regards to other neighbouring dwellings in this area the proposal is not considered to adversely affect the amenity of any occupiers and as a result the development is considered to be acceptable in this regard.

4. Highway Considerations

- 4.1 The dwellings will be served by individual driveways that directly access Havelock Road. The driveways will allow for two spaces per unit in a tandem arrangement. The nature of Havelock Road is such that not all homes have off street parking and the street is therefore subject to parking from residents. The comments from the neighbouring resident are noted however the scheme as proposed provides parking in accordance with the standards set out in the Design Guide and therefore it is considered that provision is made to ensure there would be no need to future occupiers of these properties to park on the street, even though it is an area not subject to parking controls. Any concerns raised by the neighbouring resident would not be exacerbated by this proposal.
- 4.2 No objection is raised by the Highway Officer subject to a number of conditions and therefore the proposal is not considered to have a detrimental impact on highway safety or convenience.
- 4.3 The comments from the neighbouring objector are noted however it is noted that they refer to the street as an existing scenario which cannot be given weight when looking at the merits of this application, a scheme that provides suitable on plot parking.

5. Other Considerations

5.1 Human Rights/Equality Act 2010

The proposal has been considered against the above Acts and based on the information provided; there are no issues to consider.

Recommendation:

That Planning Permission is granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place relating to the construction of the dwellings hereby approved until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

- 3 Prior to the occupation of the dwellings hereby approved a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of residential amenity space in accordance with the adopted Design Guide. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Policy DM3 CSDMP)

- 4 Prior to the occupation of the first of the dwellings hereby approved details of a bin storage/refuse collection point located outside of the public highway shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of the approved dwelling.

Reason: In the interests of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 5 The dwelling hereby permitted shall not be occupied until the access, parking areas and turning area shown on drawing number 778 01A have been laid out, drained and surfaced in accordance with details previously submitted to and approved in writing by the Local Planning Authority and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 6 A scheme shall be submitted for approval in writing by the Local Planning

Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the first dwelling hereby approved is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policy DM3 CSDMP)

- 7 Neither of the dwellings hereby permitted shall be occupied until the proposed dropped kerb footway crossover providing access to it has been formally constructed in accordance with Central Bedfordshire Council's Specification for vehicular access.

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

- 8 Before either of the dwellings hereby permitted are first occupied, the scheme for access and parking shown on Drawing No 2983/02 shall be laid out, drained and surfaced in accordance with details shown on the submitted plan and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and park clear of the highway to minimise conditions of danger, obstruction and inconvenience to users of the adjoining highway.

- 9 Notwithstanding the details in the approved plans, prior to the first occupation of the dwellings hereby the first floor windows in the side elevations serving the ensuite bathrooms shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter be retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Drawing Numbers 01 Rev B and 02 Rev A.

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

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. 1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to 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 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.
2. 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
3. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
4. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

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

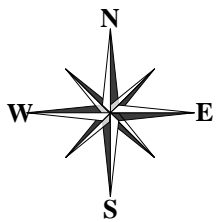
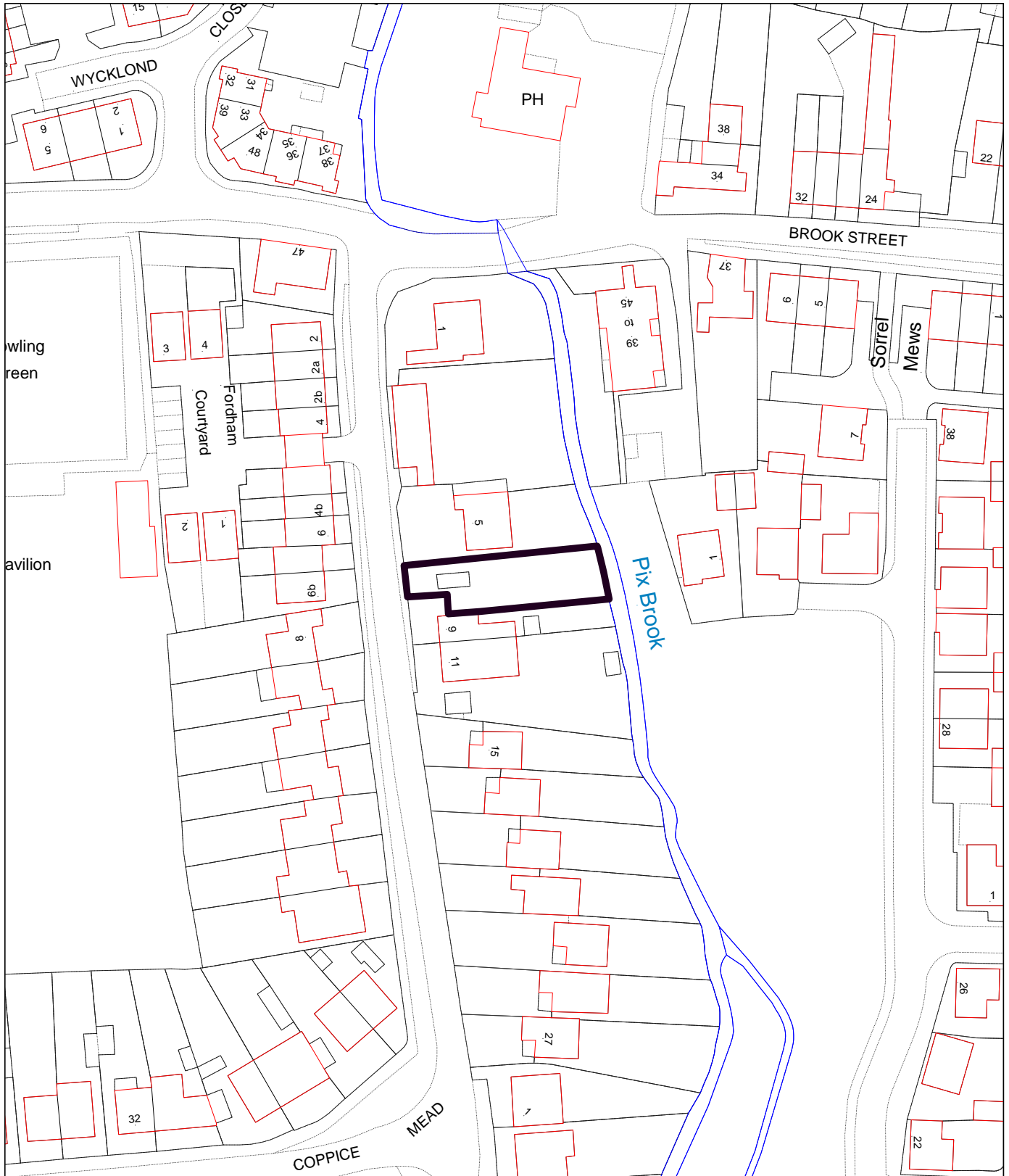
Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

.....

.....

This page is intentionally left blank



© Crown Copyright. All rights reserved.
Central Bedfordshire Council
Licence No. 100049029 (2009)
Date: 12:December:2016
Map Sheet No

Application No.
CB/16/04522/FULL

Scale: 1:1000

9 Coppice Mead, Stotfold, Hitchin, SG5 4JX

This page is intentionally left blank

Item No. 14

APPLICATION NUMBER	CB/16/04522/FULL
LOCATION	9 Coppice Mead, Stotfold, Hitchin, SG5 4JX
PROPOSAL	Erection of new dwelling.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Mark Spragg
DATE REGISTERED	03 October 2016
EXPIRY DATE	28 November 2016
APPLICANT	Explorer Properties Ltd
AGENT	Eric M Adkins & Associates
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Brian Saunders - Number of parking spaces - Flooding issues
RECOMMENDED DECISION	Full Application - Approval recommended

Summary of Recommendation

The planning application is recommended for approval, as it would be in accordance with Central Bedfordshire Core Strategy and Development Management Policies DM3, CS1 and DM4 and the design is in accordance with the Central Bedfordshire Design Guide and National Planning Policy Framework.

It would appear in keeping with the character of the locality, would not have a significant impact upon the residential amenity of any adjacent properties, would not cause any significant highway safety issues, and would not, as revised, exacerbate any flood risks.

Site Location:

The application site is within the settlement envelope of Stotfold, which is identified in Policy CS1 of the Core Strategy as a Minor Service Centre.

The site is currently the side garden to 9 Coppice Mead, located between that property, a mature semi detached house, and No.5 Coppice Mead, a modern detached house. The plot has a width of approximately 9m and a depth of approximately 36m, with Pix Brook located beyond the rear boundary.

At the front north east corner of the site is a small detached garage served by a short drive. A wall extends along the front boundary.

The surrounding area comprises a mix of mainly modern two storey house types, including detached, semi-detached and terrace.

The Application:

Planning permission is sought for the erection of a 3 bedroom detached house, with parking provided at the front for 3 cars, one space to serve the existing house and two for the proposed dwelling.

The application has been revised to include a higher internal floor level and the incorporation of a void under the building served by small openings around the bottom of the dwelling.

The application has been accompanied by a Design, Access and Conservation Statement, and a Flood Risk Assessment.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy
DM3 Amenity
CS14 High Quality Development

Development Strategy

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

16/02828/FULL - Erection of new dwelling. Withdrawn.

Consultees:

Stotfold Town Council **Objection**

The application constitutes an overdevelopment of the site providing inadequate parking for the two dwellings proposed. There is also an identified flooding risk to the site and properties on it.

It states in the application Design and Access Statement under 'Framework and Highway' that the existing property (no. 9) has only one parking space whereas there is actually a driveway in addition to the existing garage. Both these spaces would be lost to the new development with only

three spaces then being provided for the two dwellings. This would prove inadequate on this narrow (not 'good width' as stated) and busy road already subject to much on-road parking due to other recent development nearby.

The History section of the same document states that the current use is as a side garden area for the enjoyment of the semi-detached cottage whereas it is in fact inclusive of the off-road parking for two vehicles (for the existing property) as already mentioned. In the following paragraph it says it is intended to create a car parking space to substitute the garage to be removed, there will actually be the loss of two spaces with only in replacement.

On the application form item 12 regarding the risk of flooding, the 'no' box has been ticked. Additionally, in the Design & Access Statement 'History' section, it says in relationship to the proximity of the proposal to a Brook (Pix Brook) 'although past records do not indicate cause for alarm'. In reality the property has experienced two major flooding incidents and one less major incident since 4th July 2015 alone with several further incidents prior to those, many of these have been recorded by Central Beds Council's flood management team and are common knowledge to local residents. These more recent flood events have led to the resident of no. 9, due to flood damage, having to live in hotel accommodation for the duration of that period until selling the property after the last event. There is currently an evaluation underway involving the Ivel Drainage Board and Central Bedfordshire Council together with other stakeholders to reduce the flooding threat to the area but this is some way from being finalised.

Under item 10 on the application form, it states that there is existing parking provision for one motorcycle and one cycle with proposals to increase this provision. We have no indication on existing or proposed drawings of where this provision is and would be interested to be shown details of these?

Highways Officer

No objection subject to conditions.

Potentially the existing property has two spaces and if the new development were to go ahead then overall there would be a shortage of a single space for the two dwellings.

However, I am mindful that Coppice Mead is a typical residential estate cul-de-sac road where on-street parking is not prohibited and question whether the possibility, or even probability, of a further vehicle parking on such a road would lead to a NPPF 'severe' impact sufficient to justify and sustain a highway refusal.

In this instance, given the nature of the site and it's surroundings I feel there is insufficient justification to object on highway safety or capacity grounds.

Control of Pollution

No objection subject to condition.

Condition to ensure that any contamination identified during the development phase is effectively remediated.

Tree and Landscape
Officer

No comments received to date.

Archaeology

No objection subject to condition requiring a written scheme of investigation prior to commencement.

Bedfordshire and River
Ivel Internal Drainage
Board

No objection to the plans as revised subject to a condition to provide and retain voids.

Environment Agency

No objection.

Other Representations:

Neighbours

One letter of objection from the occupant of 11 Coppice Mead making the following points:

- Inadequate parking.
- The main sewer in Coppice Mead is fragile and overloaded.

Determining Issues:

The main considerations of the application are;

1. Principle of residential development
2. Affect on the character and appearance of the area
3. Impact on the amenity of neighbouring occupiers
4. Highway Considerations
5. Other considerations

Considerations

1. **Principle of residential development**

- 1.1 The site is located within the settlement envelope of Stotfold, which is identified as a Minor Service Centre in Policy CS1 of the Core Strategy, wherein Policy DM4 states that within such areas new housing is acceptable in principle.

2. Affect on the character and appearance of the area

- 2.1 The projecting front gable of the proposed dwelling would be set back approximately 3.5m behind the front elevation of No.9, with the main roof and front elevation positioned approximately 2m in front of No.5, providing a logical stepped relationship with the two adjacent properties.
- 2.2 The submitted drawing (612 1R2) illustrates the relationship of the proposed house roof to the adjoining properties. It shows the ridge being approximately the same height as both neighbouring properties, whilst the eaves would be slightly higher (0.25m) than both adjoining houses. However, it is not considered that the small increased eaves height would appear unduly apparent or harmful to the streetscene.
- 2.3 The proposed house is considered acceptable in design and detailing and would sit comfortably between the two neighbouring dwellings, with a 2.4m gap to the flank wall of No.5 and a 1.85m gap to the closest point of No.9. Such physical separation would be in keeping with the general layout of development and relationship of properties within Coppice Mead.
- 2.4 Given the siting of the proposed dwelling and its design it is considered that it would respect the character and appearance of the surrounding area and be in conformity with Policy DM3, of the Core Strategy and Development Management Policies for Central Bedfordshire (North), and also the principles of good design contained within the Central Bedfordshire Council Design Guide (2014)..

3. Impact on the amenity of neighbouring occupiers

- 3.1 No. 5 has an obscure glazed secondary window on its south facing flank elevation. Subject to the first floor staircase window facing No.5 being obscure glazed, it is not considered that the siting of the proposed dwelling would result in any loss of amenity to the occupants of No.5.
- 3.2 No 9, which is under the ownership of the applicant, has side facing ground floor windows towards the rear part of its side elevation. It is not considered that the siting of the proposed house would result in any undue loss of amenity to the occupants of No.9, subject to appropriate boundary fencing and a condition to require the first floor en suite window to be obscurely glazed.
- 3.3 No other properties would be directly affected by the siting of the proposed dwelling.
- 3.4 In respect of neighbouring privacy and amenity, the proposal is considered to be in accordance with Policy DM3 of the Core Strategy and Development Management Policies Development Plan Document and also the Central Bedfordshire Council Design Guide (2014).

4. Highway Considerations

- 4.1 Potentially the existing property has two spaces, albeit it appears that only one parking space has been used and it appears unlikely that the garage has been used recently for the parking of a vehicle.
- 4.2 The proposal would result in a shortfall of a single space for the two dwellings. However, the Highway Officer recognises that Coppice Mead is a cul-de-sac road where on-street parking is not prohibited and does not consider that the possibility of a further vehicle parking on this road would lead to a 'severe' impact sufficient to justify and sustain a highway reason for refusal.

In this instance given the nature of the site and its surroundings the Highway Officer has considered that there is insufficient justification to object on highway safety or capacity grounds.

5. Other Considerations

5.1 Flood matters

Comments have been received regarding previous flooding incidents at the property in recent years. The site lies adjacent to Pix Brook and such matters within this area fall under the jurisdiction of the Ivel Drainage Board who have been consulted.

- 5.2 The application was subject to discussions with the Drainage Board following the previously withdrawn application after flooding issues had been identified. This application has been accompanied by a Flood Risk assessment and a further explanatory document. The application has been revised in consultation with the Drainage Board to incorporate a flood void under the building to which water would flow from 150mm x 150mm holes provided around the building at ground level. The Drainage Board have confirmed that they are satisfied that the incorporation of the proposed void and openings would provide an acceptable solution to flood risk in the vicinity of the site.

5.3 Main Sewer

Comments have been raised regarding the quality of the main sewer in Coppice Mead. These are not however considered material to the planning merits of the application.

5.4

Infrastructure

Due to recent government guidance it is not considered appropriate to require any infrastructure contributions in respect of this proposal.

5.5 Human Rights issues

There are no Human Rights issues

5.6 Equality Act 2010

There are no issues under the Equality Act

Recommendation:

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

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

- 3 **No development shall take place until a written scheme of archaeological investigation; that adopts a staged approach and includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.”**

Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the *National Planning Policy Framework* (NPPF) that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

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

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.
(Section 7, NPPF)**

- 5 The dwelling hereby approved shall not be occupied until details of the bin storage area has been submitted to and approved in writing by the Local

Planning Authority and the bin storage area has been implemented in accordance with the approved details. The bin storage areas shall be retained thereafter.

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

- 6 The voids shall be incorporated into the development as indicated on drawing 612-1R2 and constructed as detailed in paragraphs 6.1 and 6.2.1 of the Flood Risk Assessment, dated October 2016, unless otherwise agreed in writing by the Local Planning Authority. The voids and entrance grilles shall thereafter be maintained and kept free of obstructions at all times.

Reason: To prevent flooding.(Section 10, NPPF)

- 7 The proposed dwelling shall not be occupied until the modified/widened access has been formally constructed in accordance with Central Bedfordshire Council's Specification for vehicular access.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises. (Section 4 NPPF)

- 8 Before the modified/widened access is first brought into use an area of land across the whole of the site frontage measuring at least 2.4m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all obstruction to visibility exceeding a height of 600mm above the adjoining carriageway level.

Reason: To provide adequate visibility between the existing highway and the modified/widened access and to make the access safe and convenient for the traffic that is likely to use it. (Section 4 NPPF)

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

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises. (Section 4 NPPF)

- 10 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the dwelling is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Section 7, NPPF)

- 11 A landscaping scheme to include all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The

approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

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

- 12 The first floor windows in the north and south elevations of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed. No further windows or other openings shall be formed in the flank elevations.

Reason: To safeguard the privacy of occupiers of adjoining properties (Section 7, NPPF)

- 13 Notwithstanding the provisions of Part 1, Classes A and E of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area and having regard to potential flooding in the vicinity. (Section 7, NPPF)

- 14 In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. (Section 11, NPPF)

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 612-1R2, os 1:1250, Flood Risk Assessment October 2016. .

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

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
2. 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.
3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to 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 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. 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 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
5. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

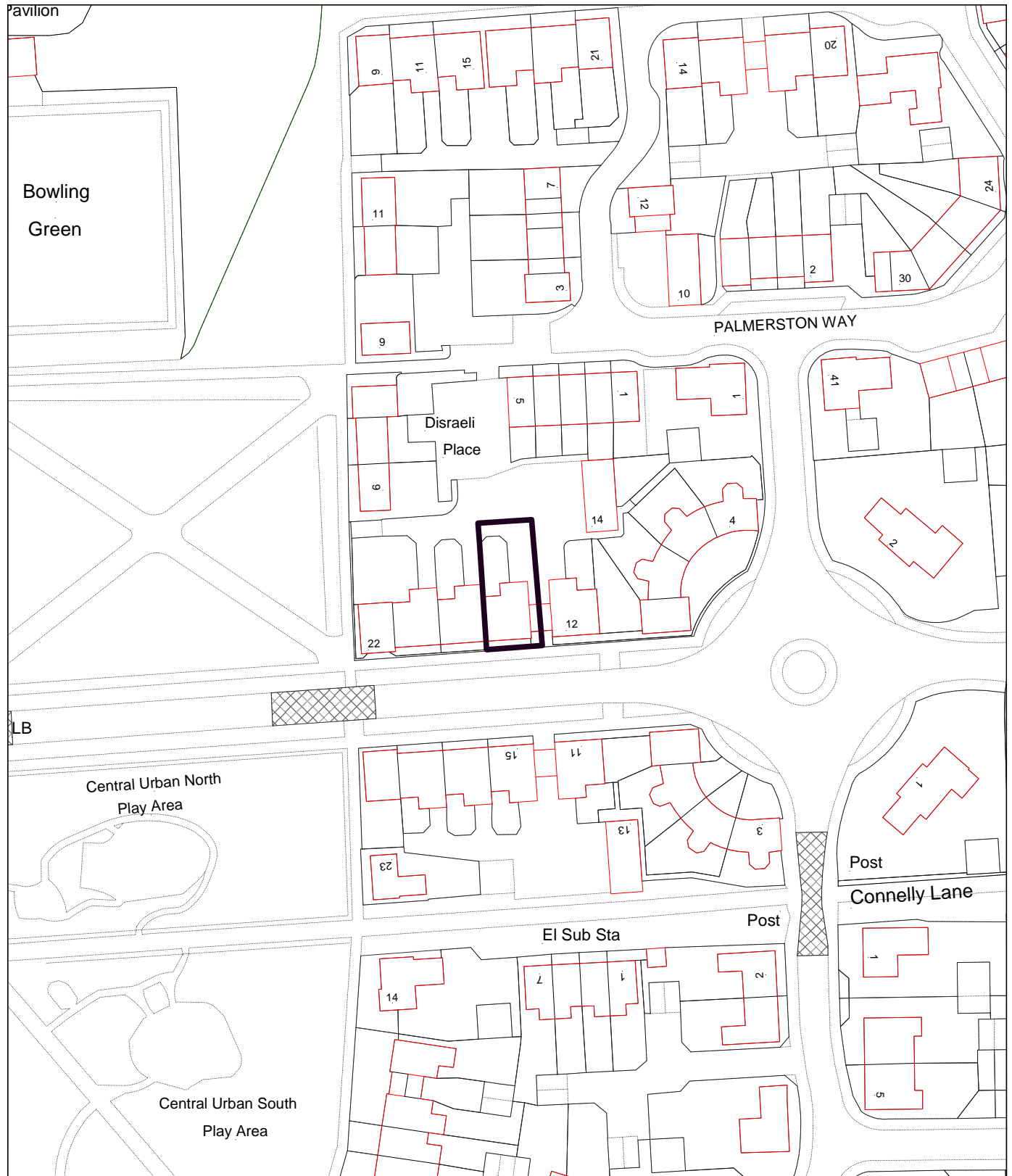
Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

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

DECISION

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

This page is intentionally left blank



	© Crown Copyright. All rights reserved. Central Bedfordshire Council Licence No. 100049029 (2009)	Application No. CB/16/04527/FULL
	Date: 12:December:2016 Map Sheet No	
Scale: 1:1000	16 Dickens Boulevard, Stotfold, Hitchin, SG5 4FD	

This page is intentionally left blank

Item No. 15

APPLICATION NUMBER CB/16/04527/FULL
LOCATION 16 Dickens Boulevard, Stotfold, Hitchin, SG5 4FD
PROPOSAL Infill single storey extension to rear of house, compromising of the removal of a glass lean-to roof and building a tiled roof with an added depth of 2.2 metres into the garden. Removal of existing dwarf wall, patio doors and re-positioning. The extension fits within existing walls on either side of 16 Dickens Boulevard and also number 18.(Retrospective)
PARISH Fairfield
WARD Stotfold & Langford
WARD COUNCILLORS Cllrs Dixon, Saunders & Saunders
CASE OFFICER Nicola Stevens
DATE REGISTERED 14 November 2016
EXPIRY DATE 09 January 2017
APPLICANT Mr M Jones
AGENT
REASON FOR COMMITTEE TO DETERMINE Applicant is related to a CBC Councillor

RECOMMENDED DECISION Full Application - Approval

Reasons for Recommendation

The proposal would not have an unduly harmful impact on the character or appearance of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its siting, design and location, is in conformity with Policies CS14, DM4 and DM3 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012). It is further in conformity with the technical guidance Central Bedfordshire Design Guide 2014.

Site Location:

The site consists of a two storey mid terraced dwelling and its curtilage, located on the northern side of Dickens Boulevard Fairfield Park. The site is bounded by residential development with a parking area to the rear.

The Application:

The application seeks full permission for infill single storey extension to rear of house, compromising of the removal of a glass lean-to roof and building a tiled roof with an added depth of 2.2 metres into the garden. Removal of existing dwarf wall, patio doors and re-positioning. The extension fits within existing walls on either side of 16 Dickens Boulevard and also number 18. (Retrospective).

RELEVANT POLICIES:

National Policies

National Planning Policy Framework (March 2012)

Core Strategy and Development Management Policies Adopted November 2009

CS14	High Quality Development
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes

Central Bedfordshire Council’s Emerging Development Strategy 2014

At the meeting of Full Council on 19th November 2015 it was resolved to withdraw the Development Strategy. Following this decision, no weight should be attached to the Development Strategy. However, its preparation was based on and supported by a substantial volume of evidence studies gathered over a number of years. These technical papers are consistent with the spirit of the NPPF, and therefore will remain on our web site as material considerations which may appropriately inform future development management decisions.

Supplementary Planning Guidance

Central Bedfordshire Design Guide Adopted 18 March 2014

Planning History

Case Reference	MB/03/00462/RM
Location	Plots 8 - 17 & 22, Dickens Boulevard, Stotfold
Proposal	Reserved Matters: Plots 8-17 & 22 - External appearance, means of access, siting & design for 11 dwellings including associated access roads, garaging and parking following outline permission 48/2000/1151/OUT dated 7.2.02. <u>Condition 10</u> Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension or material alteration of the building, or the erection of any building or structure within its curtilage, until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority. Reason: In order to safeguard the long-term appearance of these dwellings which have been defined as a Key Grouping within the approved Master Plan and Design Guide.
Decision	Reserved Matters- Granted
Decision Date	19/05/2003

**Representations:
(Parish & Neighbours)**

Fairfield Parish Council No objections to the basic principle of the application other than conditions are that all materials are to match existing bricks and windows

Neighbours No comments received
Site notice 17.11.16

Consultations/Publicity responses

None undertaken

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Visual impact
3. Residential amenity
4. Other issues

Considerations

1. Principle of development

1.1 The site lies within the settlement envelope at Fairfield Park identified in the Core Strategy as a small village. Policy DM4 of the Core Strategy makes provision for the extension of existing properties provided they are acceptable in terms of their visual impact and the impact on neighbouring amenity.

1.2 Fairfield Park is a fairly new established development outside of Stotfold. It was formerly a Victorian hospital and is a Grade II listed building. The hospital buildings have been redeveloped and the surrounding land now forms a new village with a unique design philosophy that respects the setting of the former hospital.

2. Visual impact

2.1 The dwelling is constructed of facing brickwork and slate roof. It is designed with a rear single storey infill element fully glazed on a low plinth wall set back between two storey projections on both sides (Nos 16 and 18).

2.2 This retrospective proposal seeks consent for a replacement single storey rear extension which will be slightly deeper by 2.2m but will still be marginally set back from the two storey projections on either side. The glazed roof is replaced with a what appears to be a concrete tiled roof. Whilst this does not match the host dwelling which is unfortunate given its status within the key grouping of the design code and as it is to the rear of the dwelling, and the tiles are dark coloured, in visual terms it is not considered the difference in materials is sufficient to warrant refusal.

- 2.3 The proposed extension is single storey only and subservient to the main dwelling and located to the rear. Based on the assessment above it does not have an unduly harmful impact on the character and appearance of the area.

3. Residential amenity

- 3.1 There would be no implications for adjoining residential amenity as a result of this proposal. The single storey extension is set back marginally from the existing two storey projection at No 18 which has a garage door closest to the shared boundary along which runs a 1.8m close boarded fence along its driveway and thus its impact will be minimal.
- 3.2 No other surrounding properties will be unduly affected in terms of residential amenity due to the distances and relationships involved.

4. Other issues

- 4.1 Sufficient private amenity space would be retained.
- 4.2 Existing vehicular access and on site parking would be unaffected. This proposal seeks to increase the ground floor living accommodation only following therefore no additional on site parking is required.
- 4.3 Based on the information submitted there are no known issues raised in the context of the Human Rights/The Equalities Act) and as such there would be no relevant implications.
- 4.4 There are no further considerations to this application.

Recommendation

That Planning Permission be Approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 This approval relates only to the details shown on the submitted plans, numbers CBC/001 (site location plan), 01681/01, 01681/02, 01681/03, 01681/04, 01681/05, 01681/06.

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

INFORMATIVE NOTES TO APPLICANT

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
2. 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.

3. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

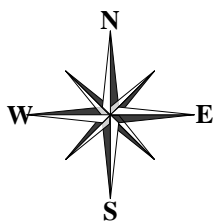
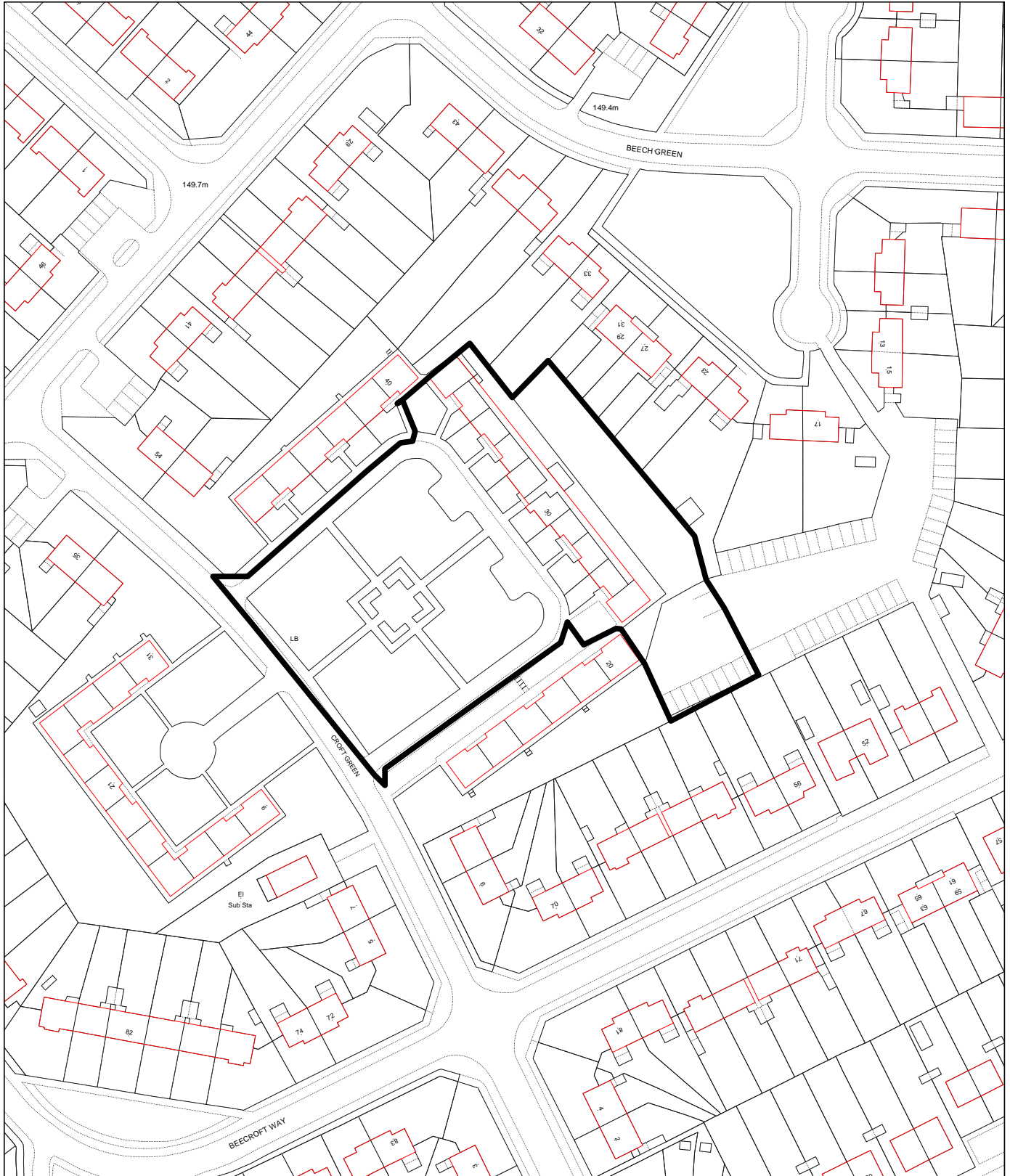
Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

.....
.....

This page is intentionally left blank



© Crown Copyright. All rights reserved.
Central Bedfordshire Council
Licence No. 100049029 (2009)
Date: 12:December:2016
Grid Ref: 500899; 221943

Application No.
CB/16/04840/REG3

Scale: 1:1250

**Croft Green Sheltered Housing, Croft Green,
Dunstable, LU6 1EG**

This page is intentionally left blank

Item No. 16

APPLICATION NUMBER	CB/16/04840/REG3
LOCATION	Croft Green Sheltered Housing, Croft Green, Dunstable LU6 1EG
PROPOSAL	Demolition of existing sheltered housing (bedsit) Nos 22-38 Croft Green and reprovision of 24 sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green site
PARISH	Dunstable
WARD	Dunstable Northfields
WARD COUNCILLORS	Cllrs Freeman & Warren
CASE OFFICER	Debbie Willcox
DATE REGISTERED	19 October 2016
EXPIRY DATE	18 January 2017
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The Council is the applicant and an objection has been received.
RECOMMENDED DECISION	Regulation 3 - Recommended for Approval

Summary of Recommendation:

The proposed development would not detrimentally impact upon the character and appearance or wider streetscene nor would there be any significant adverse impact on the amenities of neighbouring residents. The proposal would not result in any highway, parking or other issues. The proposal would result in a high quality scheme providing sheltered accommodation for older people. The scheme by reason of its siting and design is in conformity with Sections 6, 7 and 11 of the National Planning Policy Framework, Policy BE8 of the South Bedfordshire Local Plan Review 2004, and the Central Bedfordshire Design Guide.

Site Location:

The site is located in the Northfields area of Dunstable which lies to the west of the town centre. The site is accessed from Croft Green (road) which leads to Croft Green (crescent). The wider area of Croft Green is predominantly residential and offers mixed low density housing.

The Croft Green Sheltered Housing development comprises a square arrangement of bungalows around a central green area with a bedsit block on the north eastern side. The site is generally level with a slightly raised area in front of the bungalows on the eastern side. Vehicular access runs around the perimeter of the green area and serves all of the residential blocks on the northern side of Croft Green (crescent). To the north east of the development are the rear gardens of dwellings in Beech Green.

The Application:

The application seeks consent for the demolition of the existing sheltered housing bedsits at Nos 22-38 Croft Green and the reprovision of sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green Site.

The proposal includes the demolition of a building containing 9 flats, referred to below as the bedsit block, and the erection of a building containing 24 new flats, representing an increase in provision of 15 flats. The existing bungalows would be retained.

The existing development at Croft Green comprises a 33 unit sheltered housing scheme built between 1945-1965 within three blocks of bungalows and one bedsit block. The bedsit block contains 8 x bedsit flats, 1 x two-bed flat, a laundry room, wardens office and communal lounge. To the rear of the block is a large, enclosed, under utilised communal garden. The bedsit block has reached the end of its useful life and is prioritised for redevelopment as its communal heating system is uneconomical to repair and the available bedsit accommodation is below the expected space standards. The communal facilities serve the wider Croft Green community.

The application therefore proposes the demolition of the existing bedsit block and erection of a state of the art facility in its place providing 16 x 1 bedroom apartments with a floorspace of 54m² and 8 x 1/2 bedroom apartments of 68m² with associated communal and ancillary accommodation. The accommodation would be in the form of sheltered housing for older people the salient features of which are:

- independent self-contained flats designed to wheelchair user standards
- flats with fully fitted kitchens, shower room, bedroom(s) and lounge
- communal lounge for social activities
- lift access to all floors
- communal laundry
- wheelchair/scooter recharging store
- guest accommodation
- non-resident building manager

The proposed new building would reprovide communal facilities for the whole Croft Green community, which during the construction period would be provided from one of the vacant bungalows.

The central part of the new building would be three storey with the building then reducing to two storey on either side, stepping down to the existing bungalows. The internal layout of the building would include an entrance foyer, residents lounge, scooter storage, guest overnight room, laundry and managers office, at ground floor level. Improved outdoor spaces would also be provided to the rear of the new building in the form of communal gardens.

The accommodation would be provided in the following form:

	1 bed (54m ²)	1/2 bed (68m ²)	Total
Ground floor level	7	1	8
First floor level	6	4	10
Second floor level	3	3	6
<i>Total</i>	<i>16</i>	<i>8</i>	<i>= 24 flats</i>

All flats would have their own private external space comprising patios on the ground floor and balconies on the upper floors. These spaces can be an enclosed winter garden using a fully glazed sliding screen.

The energy centre and overspill scooter/cycle store would be located in a single storey, flat roof rear projection to the central part of the main building.

Refuse would be stored in two bin stores on the opposite side of Croft Green (crescent) to serve the existing bungalows.

Ten standard parking spaces and a minibus parking space would be provided at the front of the development. A further 11 spaces would be provided around the central green.

The application is very similar to that granted planning permission in 2014 under reference no. CB/1404056/REG3. The scale, massing and footprint of the building is predominantly unchanged with only the addition of the energy centre as a single storey element rather than being a stand alone building being changed. The internal layout has been rearranged to allow an additional parking space and there are also small changes to the parking and landscaping.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

Section 4: Promoting sustainable transport

Section 6 - Delivering a wide choice of quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

R12 Protecting Recreational Open Space

T10 Parking - New Development

(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policies BE8 & R12 are still given significant weight. Policy T10 is afforded less weight).

Development Strategy for Central Bedfordshire (June 2014)

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

Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development (2014)

Relevant Planning History:

Application Number CB/14/04056/REG3
Description Demolition of sheltered housing (bedsit) Nos 22-38 Croft Green and re-provision of sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green Site
Decision Planning permission granted
Decision Date 19/12/2014

Consultees:

Dunstable Town Council No objections.

Highways Officer The proposal is for the creation of 24 self contained flats for the elderly with the provision of 21 parking spaces to serve these flats and the existing 12 bungalows which are to remain. This proposal involves the demolition of an existing care home and a block of 8 garages. The access road serving the current site and bungalows is private.

In accordance with the authority's standard for the new provision 30 parking spaces would be required, while for the existing provision 9 spaces would be required.

Considering the existing 12 bungalows which are to remain and in accordance with the authority's standard, 48 parking spaces should be provided in total.

The transport statement goes into some detail as to the existing and proposed demand. It also goes into some details as to the existing on road provision and availability of this provision.

I cannot fault the report in relation to the details of the perceived demand in relation to the available information and for that reason I would not recommend that the application should be refused on the basis of under parking provision

In a highway context I recommend that the supplied conditions be included if planning approval is to be issued.

Tree & Landscape
Officer

I have examined the plans and documents associated with this application, namely the plan drawing "Landscape Proposal" (Dwg No. AA5060/2009), the "Design and Access Statement", which are both dated September 2016 and prepared by PRP, and also the "Arboricultural Statement" (Ref. No. CBA10277v4), dated October 2016 as prepared by CBA, which includes the appendices "Tree Survey Plan" and "Tree Protection Plan". I also have referred to my previous Pre-Application Advice consultation response made in 2014 (Ref : CB/14/02919/PAPC) when determining this application.

For referral purposes, I have duplicated below in italics the relevant design approach, as quoted by the applicant in their Design and Access Statement, which relates to the treatment of existing trees :-

"Access to the existing green is largely compromised by a dense coverage of trees which hinder the use of the space for generally amenity or communal gatherings. The new Community Green will be open in character, framed by a number of better quality retained trees which help to enclose the green and visually connect the existing square to the west. The retained trees also provide an historical connection and a sense of maturity."

I question the validity of this claim, and would argue that the existing trees themselves promote a "sense of place" and give a degree of intimacy to any passive relaxation. It is recognised that the loss of trees within the new Community Green amount to 7 No "C" Category, 7 No "B" Category and 2 No "U" Category. This represents a substantial loss of trees from the existing central green. and whilst the majority are clearly being removed on account of their low quality, poor condition or to directly facilitate development, I question the removal of 4 No category "B" trees, namely trees 16, 21, 23 and 26, even when recognising the design aspirations for the site. These 4 trees are good quality Lawson Cypress specimens, and their loss will completely remove all the Lawson Cypress historically associated with this site, which previously contributed to its pleasant "parkland" atmosphere.

The retention of these four trees will therefore greatly improve the historical connection, by keeping an element of contrasting coniferous specimens, which would greatly reinforce the degree of maturity to the scheme, but without disrupting any new building, road or parking layout of the site, and could easily be incorporated into a revised Tree Protection Plan. The indicative line of new trees being proposed on the "Landscape Proposal" drawing would then need to be moved southeastwards, to allow for the retained trees to be kept, requiring new planting positions closer to the new pedestrian route linking east to west through the central space, but where they would be much more effective in creating an attractive avenue along the pathway, and promote a pleasing vista effect.

I should state that the landscaping shown on the "Landscape Proposal" drawing is indicative only, and a condition requiring specific details of specimens and

sizes will be needed. However, of some concern is the indicative plant list for trees, two of which are unsuitable for the design aspirations of the site. These are *Alnus glutinosa*, which has an aggressive root system that can damage hard surface areas, and *Quercus ilex*, which is a tree casting dense shade, and despite being evergreen, it sheds abundant tough leathery leaves all year round, which can be a considerable nuisance. I suggest instead that if there is an aim to encourage wildlife, then these two specimens should be replaced with suitable cultivars of *Sorbus* sp and *Malus* sp, which are absent from the list. Also notable by their absence are fastigiate cultivars of the Field Maple tree, which is a very useful native species, which can be planted near parking areas and buildings without causing major conflict.

I would therefore request that the above points are duly considered, especially as they would not require any alteration in the building, car parking or road layout of the scheme. If the "Tree Protection Plan" and "Landscape Proposal" plan can be amended accordingly, then I can recommend suitable conditions to be imposed if you are minded to grant consent to this application.

Pollution Team

I have no objections to the proposals.

However, due to the scale of the development and the sensitive surrounding uses, I recommend a condition requiring the implementation of the submitted Construction Management Plan.

Ecologist

Having read through the submitted information I have no objection to the development. I welcome the proposed planting palette, retention of a number of mature trees and the inclusion of bird boxes. Overall I am satisfied that this will result in a net gain for biodiversity and hence be in line with the NPPF.

SuDS Officer

We consider planning permission could be granted to the proposed development and the final design and maintenance arrangements for the surface water system agreed at the detailed design stage, if the following recommendations and planning conditions are secured.

Notes on the Surface Water Drainage Strategy and SuDS Report:

- Detailed site investigation results (including any site specific soakage tests and ground water monitoring shown in accordance with BRE 365) will need to be provided with the detailed design, even though they are provided with the Report, this will aid our assessment.

- Permeable paving is a better method of pollution control than an oil interceptor, if the parking areas were to be permeable paving there would be no need for drainage channels on each stretch of parking. This would also provide storage reducing the size of soakaway required.
- Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
- The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).
- To ensure future and subsequent owners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property. Any methods involving designation or registering a Land Charge are to be agreed with the LPA.

Landscape Officer

Setting / communal green: the concept of treating the green space to the front of the main development as a community green / focal point is a real positive but the design needs to include features to encourage use such as seating / simple benches connected by soft surface paths, decorative planting, swards of wild flowers / grasses or orchard / fruit planting, or features such as public art works, or include a community function such as a petanque court.

Sense of place and design: The D&AS indicates an aspiration for high level of detail in exterior and interior design and use of materials; if the application were to be progressed I recommend the opportunity to include more imaginative use of materials and landscaping could be considered. The opportunity to include more bespoke design via street furniture including seating, railings and handrails / balustrades could be explored further, designs to the main entrance including glazing designs and handles. It may be that small artistic interventions are

included within standard features to engender surprise and delight.

Lighting design to and around the complex could also be considered especially imaginative, subtle landscape lighting to encourage use of garden space in evenings.

Residents garden: A conservatory or outdoor gazebo would encourage residents to enjoy daylight whilst being sheltered from wind or rain. Water features could be introduced to cool spaces and introduce features which are calming and increase tranquillity.

Raised planting beds and fruiting shrubs and trees could be included to encourage residents gardening. Espaliered fruit trees could be considered along boundaries - or green 'living' walls with 'growing pockets'.

Planting and garden features to encourage wildlife, especially birds, butterflies and bees, via integral nesting boxes, feeders, rich pollen and nectar planting will not only increase biodiversity opportunities but also enhance the landscape setting and opportunities for interaction by residents.

SuDS: Any development should aim to convey as much surface water drainage on the surface and avoid piped systems as per the CBC SuDS GUIDance. A SuDS management train to slow surface water run off at least needs to be integrated within the development landscaping proposals with features such rainwater chains, rainwater gardens, rills and swales.

I hope the above comments are of assistance; if the application were to be progressed a comprehensive landscaping plan would be required including detail on planting, hard and soft materials and detail on any changes in levels, any structures and boundary treatments, and hopefully taking on board some of the suggestions above. If the applicant requires any further advice or assistance regarding including more bespoke design features I would be happy to liaise and advise.

Green Infrastructure
Officer

The proposals for enhancing the green spaces outside the housing are generally positive.

However, proposals for drainage rely solely on piped and crated conveyance, attenuation and discharge systems. These fail to meet local requirements for sustainable drainage, set out in CBC's Sustainable Drainage SPD, and are particularly disappointing, given the opportunity to integrate sustainable surface water management with the proposals to enhance the green spaces.

SuDS colleagues have requested a condition requiring a detailed surface water drainage strategy. The applicant should be made aware that this will need to demonstrate compliance with CBC's Sustainable Drainage SPD, including enhancing biodiversity, and design for easy access and maintenance.

I would recommend that, if the development is progressed, the SuDS conditions refer specifically to CBC's Sustainable Drainage SPD, and that the applicant is made aware of the need for the detailed surface water drainage strategy to enhance biodiversity, and deliver at surface solutions that are easy to access and maintain, and enhance the amenity value of the open space. This should be developed in tandem with the comprehensive landscape plan required by my landscape colleagues, to ensure that SuDS design is integrated with the open space design to deliver multiple benefits. Any landscape condition should also specifically refer to the surface water drainage strategy, to ensure that the proposals are complementary.

Anglian Water

ASSETS

Section 1 – Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

The foul drainage from this development is in the catchment of Dunstable Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our

sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Waste Services

Communal waste provision is allocated on the basis of 90l per week per waste stream per property; therefore we would provide 4 x 1100l bins for recycling and 4 x 1100 bins for residual waste to be collected fortnightly. These will be charged at £350 + VAT per 1100l bin. Our waste collection crew will move communal bins a maximum of 10m from the bin store to the waste collection vehicle, providing there are suitable dropped kerbs. Bin stores should be easily accessible from the main highway and it is crucial that the store is secure with a lock to prevent potential fly tipping issues. A lock code will need to be provided to the Central Bedfordshire Waste Services Team if used. The door used by the collection crews will need to be wide enough to allow for easy removal of bins from the storage area. A dropped kerb will need to be provided to enable easy manoeuvrability of the bins. Lighting within the bin store should be provided so that the bins can be used safely by residents when it is dark.

Managing the Needs of Older People

Demand

The proposed development falls within the Chiltern Vale locality and the Dunstable Northfields ward. Chiltern Vale has a total population of 77,900 and 6,070 of these residents are aged over 75 years. This is forecast to rise to 9,934 by 2030. Delivering accommodation suitable for older people is therefore a priority for Central Bedfordshire Council.

In 2013 the Dunstable Northfields ward had 9,500 residents and 14% of its population was over 65 years old. For the same area 11.1% of households consist of

one person of 65 years of age and over and a further 5.9% of households have more than one occupant, all of who are aged 65 and over. In 2011 11.1% of the population in this ward were retired, which is lower than the average for Central Bedfordshire (13.5%) and England (13.7%).

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

If older people live in accommodation that does not meet their needs it can have an adverse impact on their health and well-being. In 2011 in the ward of Dunstable Northfields 7.6% of residents stated that their day to day activities were limited a lot due to a long term health condition or disability and a further 9.1% of residents said they were limited a little. This highlights the need to have more accommodation available for older people that enables them to live independently within the community.

This proposal is therefore meeting an identified need.

Design and layout

Good design can not only provide a better quality of life for occupants but can reduce running costs. For specialist schemes the following features are considered important:

- Self-contained homes that are built with older people in mind, which can be easily adapted to accommodate increasing frailty.
- Hardwired and Wi-Fi enabled Telecare and Telehealth equipment.
- Modern building standards and energy efficient design to help to keep energy costs as low as possible.
- Maximise levels of natural light throughout the scheme and include windows with low window sills to allow people who are seated or in bed to easily see out of the windows.
- Equipment, signage, internal décor and landscaping that enable people who have physical, sensory or cognitive impairments to be as independent as possible.
- Fully accessible, landscaped outside space that is stimulating contains seating and opportunities to be active.
- Communal facilities that are sufficient for the size of the scheme (ideally no less than 25% communal space), providing facilities and activities that are complimentary to

those available in the local community and that facilitate a healthy and active lifestyle.

□ Located close to local amenities in order to enhance the opportunities for residents to take part in the life of the local community. Residents should have easy access to shops, doctors, pharmacists and leisure activities.

Having reviewed the proposal we can see that the applicant has made every effort within the site constraints to design a scheme that meets the needs and aspirations of older people.

Summary

We consider this to be a well-designed scheme in a residential location which will meet a recognised need. On that basis we therefore support it.

Sustainability Officer

The proposed development is located within south Central Bedfordshire area and development management policies are set by the saved policies from the South Bedfordshire Local Plan. Policy BE8: Design and Environmental Standards states that proposals should maximise energy efficiency and conservation through orientation, layout and design of buildings, use of natural lighting and solar gain, and take full advantage of opportunities to use renewable or alternative energy sources. It also requires proposals to demonstrate how trees and vegetation have been used to achieve visual, acoustic, energy saving, wildlife and other environmental benefits.

The development should be designed with climate change in mind taking account of increase in rainfall and temperature. The development should therefore minimise hard standing surfaces and increase green, natural areas to allow rainwater infiltration and minimise heat island effect through evaporation and tree shading. Light colour building and landscaping materials should be prioritised over dark coloured which absorb more sun light and retain heat increasing urban heat island effect.

The policy does not stipulate amount of energy to be delivered from the renewable sources. The Council has undertaken review of renewable and low carbon technologies to establish a reasonable expectation for renewable energy generation. The study concluded that 10% energy demand can be met from renewable or low carbon sources on site and is both technically feasible and economically viable to achieve. The study used the 2013 Part L to determine energy demand baseline. It is acceptable to achieve 10% energy demand reduction through increased fabric efficiency and/or renewable and low carbon technologies.

The policy also requires efficient use of scarce resources. The Local Climate Change Risk Assessment study highlighted that Central Bedfordshire is located within water stressed area. All developments are therefore required to achieve a higher water efficiency standard of 110 litres per person per day to mitigate against potential water shortages. This standard can be easily achieved through installation of water efficient fittings.

The approach to sustainability standards, particularly energy and water efficiency outlined in the Energy Statement, and Access and Design Statement is welcomed. The proposal meets the policy requirements to minimise energy demand through application of energy hierarchy strategy, delivery of minimum 10% of energy demand from renewable or low carbon sources such as ASHP or PV panels, and achieving the higher water efficiency standard of 110 litres per person per day through installation of water efficient fittings and appliances.

To ensure that the above proposal is implemented I request that conditions be attached.

Other Representations:

Neighbours (21 Beech Green)

Objects to the scheme on the following points:

- Concerned about the layout and density;
- The three storey element will be overbearing and out of scale with the properties in Croft Green and Beech Green;
- The building will be closer to the boundary with the dwellings in Beech Green than the existing building and coupled with the increase in height this will invade the privacy of the occupiers in Beech Green;
- Concerned about rear external lighting.

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Impact on the character and appearance of the area
3. Impact on residential amenity
4. Highways and Parking
5. Landscaping, Ecology and SuDS
6. Energy Efficiency and Sustainability
7. Other Issues

Considerations

1. Principle of Development

- 1.1 The application site is located within a built-up residential area of Dunstable

where development and redevelopment is considered to be acceptable in principle.

- 1.2 The proposal would result in the demolition of sub-standard accommodation and the provision of an increased number of specially designed elderly persons accommodation to meet identified local needs. As such, the principle of the development is considered to be acceptable.

2. Impact on the Character and Appearance of the Area

- 2.1 South Bedfordshire Local Plan policy BE8 states that development should be appropriate in scale and design to its setting; contribute positively to creating a sense of place and respect local distinctiveness and be complimentary to the landscape setting both in the immediate proximity as well as longer views.
- 2.2 Croft Green is a square arrangement of bungalows around a central green space. The bungalows are well maintained and have a distinct character reminiscent of an almshouse development. The bungalows have white rendered walls with red brick detailing and steeply pitched, tiled roofs. To the rear of the bungalows are open shared gardens, mainly laid to grass.
- 2.3 The social arrangement and aesthetic of Croft Green is in the style of Arts and Crafts architecture. The character of the area is very strong and any new development needs to respond to the prevailing character of the existing dwellings.
- 2.4 It is proposed that the footprint of the new building would predominantly follow that to be replaced, with minimal additional footprint. The distinctive palette of materials and the architectural quality of the existing environment would be embraced in the new buildings, which would form a distinctive focal point for the area. The new building would have the appearance of three blocks, with the central one being three storey providing 3 floors of accommodation and the blocks to either side being two storey with rooms in the roof to provide 3 floors of accommodation. In addition to the main block there is a projection to the rear and an area of building which is orientated side on to the southern side of the site. The roofs are proposed to be steep in pitch to match those of the existing dwellings and chimneys have also been included in the new building to reflect this detail of the bungalows.
- 2.5 The building is proposed to be finished in white render, with red brick detailing and artificial slate roof with patterned red brick details and aluminium timber composite windows dark grey in colour.
- 2.6 Beyond the immediate setting of Croft Green, the existing neighbouring residential properties are predominately 2 storey semi-detached dwellings. They are modern dwellings built in traditional form using brick with pitched, tiled roofs. Whilst the proposal would be higher than is typical in the area, it is considered that it would not appear unduly dominant and would provide a modern, attractive landmark.
- 2.7 Overall it is considered that the design of the existing setting has been carefully considered and adequately reflected in the design of the proposed new buildings. The details reflected in the new building such as chimneys, roof

slopes and red brick detail along with the materials which would match those of the existing buildings would successfully integrate the proposed modern building within its setting. The proposal is considered to be in accordance with section 7 of the National Planning Policy Framework, policy BE8 of the South Bedfordshire Local Plan and the Central Bedfordshire Design Guide.

3. Impact on Residential Amenity

- 3.1 South Bedfordshire Local Plan policy BE8 sets out that the amenities of surrounding properties and their occupiers must be respected.
- 3.2 An objection has been received from the occupiers of No. 21 Beech Green raising concerns that the proposal would be overbearing to and would result in a loss of privacy to the occupiers of properties in Beech Green, which back onto the site.
- 3.3 The rear projection of the building would be three storey and would be located within 5m of the boundary of the site which also forms the rear boundary of the rear gardens of properties on Beech Green. There are no windows in the rear elevation of this part of the building in order to protect the privacy of existing residents in Beech Green. The gardens of the dwellings in Beech Green behind the rear projection are 21m long, resulting in a separation distance of 26m. This is considered to be sufficient to prevent the proposal from being unacceptably overbearing.
- 3.4 On the rear elevation of the main part of the building would be the covered walkways providing access to the front doors of the flats. The flats would only have a kitchen window on the rear elevation of the building. It is considered that whilst some views over the rear gardens towards the properties on Beech Green would be possible, however they would be limited views due to the arrangement of the proposed flats. Views from the walkways or rear facing windows of the flats would be long-range with the distance from the rear elevation to the boundary being 15m and the rear gardens of the properties being a further minimum of 15m in depth. This would represent a distance of circa 30m, which is beyond the general 21m back to back recommended within the Council's Design Guide. It is therefore considered that the proposal would not have an unacceptable impact on the privacy of the occupiers of Beech Green.
- 3.5 The objector has also raised concerns about the impact of external lighting. It is considered appropriate to impose a condition requiring the submission of the details of external lighting to ensure that it is appropriate without resulting in unacceptable levels of light pollution to neighbouring occupiers.
- 3.6 Regard should also be given to the occupiers of properties in Beecroft Way, to the south of the site. The block to the south of the site would have no second floor accommodation, but would have two first floor flats with south facing balconies.
- 3.7 However, there would be a distance of at least 15m between the balconies and the edge of the application site. The rear gardens of properties on Beecroft Way which could be affected are between 18m and 23m in length. The balconies would be to the rear of the flats with their front doors located on the northern elevation. The back to back distance in this instance is between 33m and 38m,

which is well beyond the generally accepted distance of 21m set out in the Design Guide. It is thus considered that the proposal would also not have an unacceptable impact on the privacy of the occupiers of dwellings in Beecroft Way.

- 3.8 The demolition of the existing building, for which consent is also sought, may cause a level of disturbance to residents. A Construction Environmental Method Statement has been submitted and reviewed by the Public Protection Officer, who has found it acceptable. It is considered appropriate to impose a condition requiring the development to take place in accordance with this statement.
- 3.9 Subject to the imposition of the above mentioned conditions, it is considered that the proposal complies with sections 7 and 11 of the National Planning Policy Framework, policy BE8 of the South Bedfordshire Local Plan and the Central Bedfordshire Design Guide.

4. Highways and Parking

- 4.1 Whilst the scheme does not meet the Council's parking standards for traditional residential accommodation, the application was accompanied by a detailed transport statement which has analysed existing and proposed demand. Having regard to this statement, the Highways Officer has concluded that the proposed 21 parking spaces are sufficient in this context. A parking space is also provided for a minibus / ambulance.
- 4.2 In respect of the proposed highways conditions, the plans identify an area for cycle parking, but do not provide details as to the nature of the cycle parking or the number of cycles that could be accommodated and it is considered appropriate to impose a condition requiring the submission of more details in regards to cycle parking.
- 4.3 The other suggested conditions relate to construction worker parking and road cleanliness. These aspects have already been addressed in the Construction Environmental Method Statement and accompanying Traffic Management Plan and therefore a condition requiring the implementation of the measures within these documents is considered to be more appropriate.

5. Landscaping, Ecology and SuDS

5.1 Landscaping and Trees

Policy BE8 of the South Bedfordshire Local Plan sets out that trees should be retained and protected and that hard and soft landscaping appropriate in scale and design to the development should be provided.

- 5.2 In terms of landscaping and the public realm the application proposes to:
- reinforce boundaries with native hedge and tree planting to mitigate views between properties and enhance the green character of the locality;
 - introduce flush pedestrian footways to enable access for all and surface materials to assist orientation and highlight entrances;
 - establish a formal central space which links the two ends of Croft Green and frames a vista to the new building; and
 - retain a number of the best existing trees and introduce new tree avenues to frame the space and low level planting which contributes to local biodiversity

and minimises ongoing maintenance and management.

- 5.3 A number of existing trees are proposed to be retained with some being removed and a number of new trees planted to compensate for the loss of the trees and to form part of the substantial redesigned landscaping scheme.
- 5.4 The Tree & Landscape Officer has raised concerns about the removal of four category B Lawson Cypress trees from the Central Green area and also the choices of selected planting. This has been fed back to the applicant and a revised scheme showing the retention of two of the four trees and a revised planting list are expected. An update will be provided on the Late Sheet along with recommended conditions from the Tree & Landscape Officer.
- 5.5 In accordance with the recommendations of the Tree & Landscape Officer and the Landscape Officer, a condition is recommended for the submission and implementation of a detailed hard and soft landscaping plan.
- 5.6 Subject to the above mentioned amendment and condition, overall it is considered that the proposed landscaping would improve the quality of the green space within the Croft Green development and would provide opportunities for residents with appropriate landscaped areas for different formal and informal uses. The proposal would therefore comply with policy BE8 of the South Bedfordshire Local Plan Review in relation to the provision and protection of landscaping and trees.

5.7 Ecology

The application is accompanied by an ecological report which concludes that the site is considered to be of limited ecological value. Floral species found are common to such a man-managed habitat and offer limited scope for any notable species. The site's urban context also limits its use by fauna with some scope for nesting birds within the shrub borders and scrub areas. Owing to the site's limited ecological value the only mitigation recommendation for this site is with respect to nesting birds.

- 5.8 The Council's Ecologist is content that the proposal, which includes new planting and the inclusion of bird boxes on existing trees on the northern boundary of the site, would deliver net gain in biodiversity on the site in accordance with Section 11 of the NPPF.

5.9 SuDS

The application is accompanied by a Surface Water Drainage Strategy which identifies opportunities for a Sustainable Urban Drainage System (SuDS). In response, the Council's SuDS team have recommended the imposition of conditions requiring the submission and implementation of a detailed system, including details of ongoing maintenance arrangements. It is considered that the concerns of the Green Infrastructure Officer can be considered as part of any submission to discharge the recommended conditions.

6. Energy Efficiency and Sustainability

- 6.1 The scheme has been designed to deliver high sustainability standards including 10% of the energy consumed being produced by low or zero carbon technologies.

- 6.2 Energy efficiency measures are key to reducing energy consumption and emissions. Passive solar design has been incorporated where possible including large windows favouring daylight levels and shade based on the orientation of the building; high thermal performance of materials, best-practice in heating controls; energy efficient light fittings and cross ventilation across the majority of dwellings.
- 6.3 Water efficient fixtures are also proposed to ensure that the designed water consumption per person is less than 110 litres per day.

7. Other Considerations

7.1 Human Rights issues:

The proposal raises no Human Rights issues.

7.2 Equality Act 2010:

As the building would be accessible to the public the requirements of the Equality Act 2010 need to be met. The building has been designed as sheltered accommodation for older people who may have a range of different medical needs. The design and access statement sets out the measures which have been incorporated to enable inclusive access which are:

- level access at all external entrance and exits;
- level access gardens with suitable external finishes;
- internal corridors of sufficient width to allow two wheelchairs to pass at regular intervals;
- flats designed to be wheelchair adaptable with level access showers etc.;
- main circulation routes fitted with continuous handrails;
- lift access to upper floors; and
- public areas of the building designed in accordance with Part M of the Building Regulations.

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All construction activities shall take place in accordance with the Construction Environmental Method Statement Rev B dated November 2016, the Traffic Management Plan dated 7th November 2016 and the Method Statement dated 7th November 2016, all by Glenman Corporation.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises.

(Sections 7 and 11, NPPF and Policy BE8 SBLPR).

- 3 No hard or soft landscaping works shall take place until a landscaping scheme to include all hard and soft landscaping, level changes, boundary treatments and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping and to enhance the amenities of the area.

(Sections 7 & 11, NPPF and Policy BE8, SBLPR)

- 4 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy and SuDS Report (October 2016) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the system will be constructed, including any phasing, and how it will be managed and maintained after completion. The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

Reason: The condition must be discharged pre-commencement to ensure that the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 of the NPPF.

(Section 10, NPPF and Policy BE8, SBLPR)

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

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

(Written Statement HCWS161)

- 6 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting and any means of light shielding required shall be installed in accordance with the approved details and thereafter maintained in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area.
(Policy BE8, SBLPR & Section 11, NPPF)

- 7 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing buildings.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.
(Policy BE8 SBLPR & Section 7, NPPF)

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

Reason: In the interest of amenity.
(Section 7, NPPF and Policy BE8, SBLPR)

- 9 No part of the development hereby approved shall be first occupied until at least four bird boxes have been installed to the trees in the northern part of the site.

Reason: To provide new habitats for bats and birds and to enhance the biodiversity of the site.
(Section 11, NPPF).

- 10 The development shall not be occupied or brought into use until the parking scheme for cars and scooters shown on Drawing No AA5060-2009 has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and the provision of adequate cycle and scooter parking/storage.
(Policy BE8, SBLPR and Section 4, NPPF)

- 11 No part of the development hereby permitted shall be first occupied until details of secure cycle storage for residents and cycle parking for visitors have been submitted to and approved in writing by the Local Planning Authority and the said storage and parking have been constructed in accordance with the approved details. The storage and parking shall thereafter be retained for this purpose.

Reason: To ensure the provision of cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.
(Section 4, NPPF)

- 12 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, AA5060-2010 A, AA5060-2011 A, AA5060-2012 A and AA5060-2013 A.

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

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. 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.
3. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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

diversion works should normally be completed before development can commence.

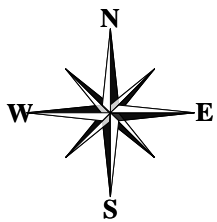
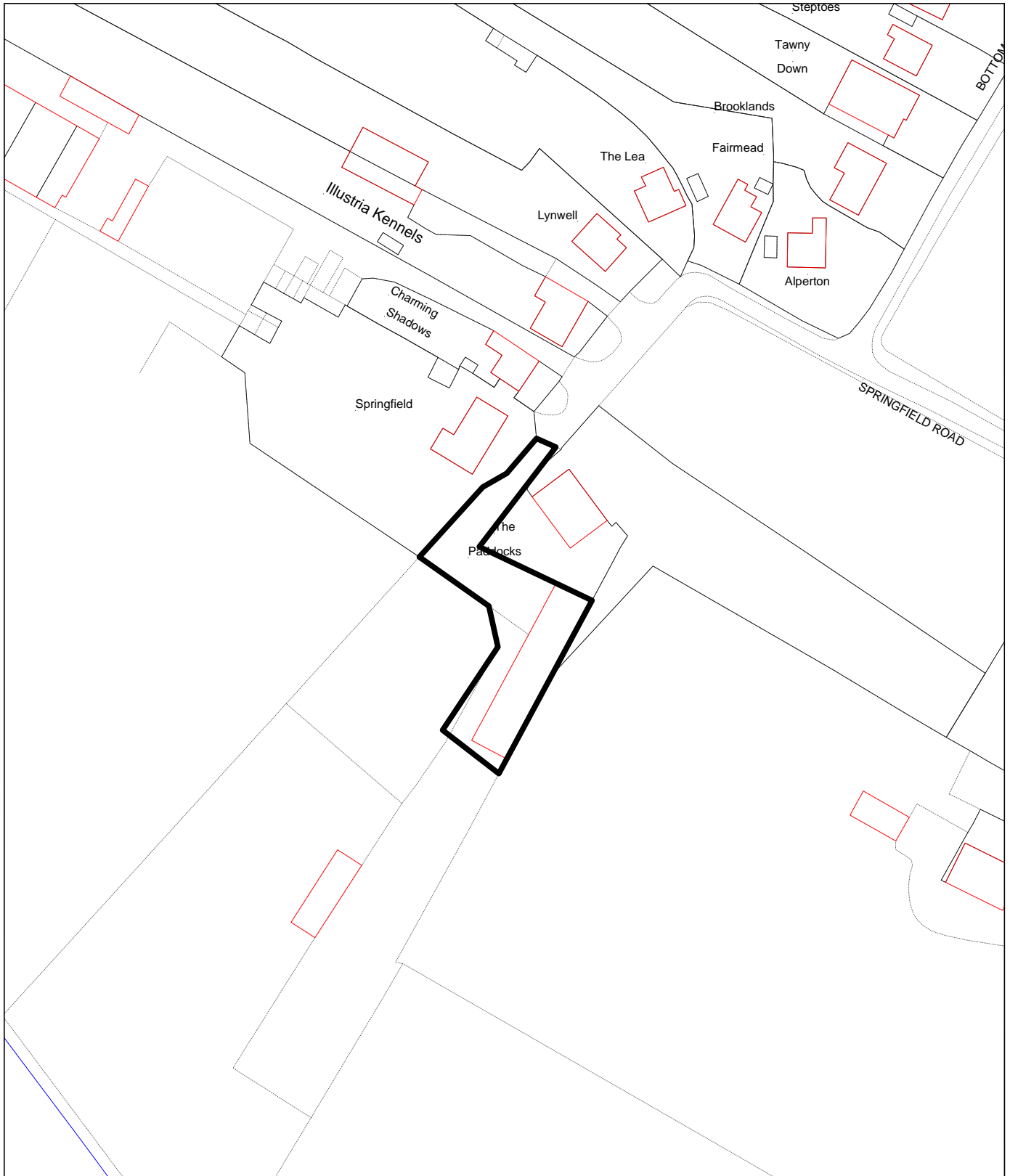
Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

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

DECISION

.....

.....



© Crown Copyright. All rights reserved.
Central Bedfordshire Council
Licence No. 100049029 (2009)

Date: 13:December:2016

Grid Ref: 499532; 220140

Application No.
CB/16/05250/FULL

Scale: 1:1250

The Paddocks, Springfield Road, Eaton Bray,
Dunstable, LU6 2JT

This page is intentionally left blank

Item No. 17

APPLICATION NUMBER	CB/16/05250/FULL
LOCATION	The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT
PROPOSAL	Demolition of existing barn and workshops and construction of residential dwelling.
PARISH	Eaton Bray
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Janes
CASE OFFICER	Nicola Darcy
DATE REGISTERED	09 November 2016
EXPIRY DATE	04 January 2017
APPLICANT	Mr Janes
AGENT	Mr C A Emmer
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Member of the Council
RECOMMENDED DECISION	Full Application - Recommended for Approval

Summary of Recommendation

The proposal for a residential dwelling within the Green Belt on 'previously developed land' would be in accordance with Section 9 of the National Planning Policy Framework, (NPPF). The proposal would have no impact on the character and appearance of the area or adjacent AONB and AGLV and is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with the NPPF, Policies NE3 and BE8 of the South Bedfordshire Local Plan Review (2004) and the Council's adopted Design Guidance (2014).

Site Location:

The Paddocks is situated at Well Head in the open countryside south west of Dunstable and outside of the villages of Eaton Bray and Totternhoe and comprises a two-storey detached dwelling, land and buildings used as offices, a builders yard and storage, there is also a menage and stables on the site.

The original property was built as an agricultural dwelling in 1987 with an agricultural tie. In November 1997 planning permission was granted for the change of use of the property to a residential care home. In 2015 the building was converted back to a dwelling.

The application site comprises an office/commercial building of some 404sqm with a maximum ridge height of 4.4m.

The site lies with the South Bedfordshire Green Belt, adjacent to the Chilterns Area of Outstanding Natural Beauty and Area of Great Landscape Value to the east.

The Application:

Planning permission is sought for the demolition of existing buildings and the erection of a four bedroom dwelling with associated garage, store, garden and parking area.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaced most of the previous national planning policy documents, PPGs and PPSs. The following sections are considered directly relevant:

Section 1 : Building a strong, competitive economy
Section 4 : Promoting sustainable transport
Section 6 : Delivering a wide choice of quality homes
Section 7 : Requiring good design
Section 8 : Promoting healthy communities
Section 9 : Protecting Green Belt Land
Section 11: Conserving and Enhancing the Natural Environment

South Bedfordshire Local Plan Review

The NPPF advises of the weight to be attached to existing local plans for plans adopted prior to the 2004 Planning and Compulsory Purchase Act, as in the case of the South Bedfordshire Local Plan Review. Due weight can be given to relevant policies in existing plans according to their degree of consistency with the framework. It is considered that the following policies are broadly consistent with the Framework and significant weight should be attached to them, with the exception of Policy T10 which is afforded less weight.

SD1 Keynote Policy
BE8 Design Considerations
NE3 New development in the AGLV
T10 Parking - New Developments

Development Strategy

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	CB/11/01430/FULL
Location	The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT
Proposal	Change of use from builders yard to all weather riding arena and construction of stables
Decision	Full Application - Granted
Decision Date	24/06/2011

Case Reference	SB/09/00008/FULL
Location	The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT
Proposal	Erection of single storey side extension to care home
Decision	Full Application - Refused
Decision Date	30/04/2009

Case Reference	SB/05/01149
Location	THE PADDOCKS, SPRINGFIELD ROAD, EATON BRAY, LU6 2JT
Proposal	ERECTION OF SINGLE STOREY SIDE EXTENSION TO RESIDENTIAL HOME PROVIDING 4 NO. BED SPACES WITH WC FACILITIES
Decision	Full Application - Refused
Decision Date	16/12/2005

Case Reference	SB/05/00103
Location	THE PADDOCKS, SPRINGFIELD ROAD, EATON BRAY, DUNSTABLE, LU6 2JT
Proposal	CONTINUED USE OF PART OF OUTBUILDING AS OFFICE, LAUNDRY AND STORES AND RETENTION OF COVERED LINK
Decision	Full Application - Granted
Decision Date	17/03/2005

Consultees:

Parish Council

None received.

Highways

I refer to the above full application for which you have requested my comments and advise as follows:

The proposal is to reduce in area and convert an existing outbuilding to a 4 bedroom dwelling. The existing site is served from a private road which in turn connects to Tring Road (B489) by way of a priority at Junction. The proposal is in such a location I do not believe that it will have an adverse affect on the Public Highway. I am confident that there is adequate space to provide elements that are not shown, however to eliminate doubt these issues should be conditioned.

In a highway context I recommend that the following conditions be included if planning approval is to be issued:

Before the premises are occupied parking arrangement for 4 cars within the confines of the site shall be provided.

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

Before the premises are occupied a turning area suitable for a light goods vehicle within the confines shall be provided.

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

The maximum gradient of the vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

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

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

Bedford the premises are occupied a refuse storage area and collection point shall be provided.

Reason: To ensure the refuse collection bins do not cause a hazard or obstruction to the highway or parking area.

Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.

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

Reason: To ensure adequate off street parking during construction in the interests of road safety.

The comments and advice in this letter are based on the information supplied in the planning application and accompanying documents/plans and no liability is accepted for any inaccuracy contained therein.

Ecology

Although no ecological information has been submitted with this application on talking to the case officer I am satisfied that the construction and use of the barn would mean it was unlikely to be of interest for protected species. As the NPPF looks for development to deliver a net gain for biodiversity I would ask that an integrated bird box be incorporated into the built fabric of the new dwelling.

Tree and Landscape Officer

02/12/16 I have examined the plans and documents associated with this application and have two concerns:-

- It is noted that Section 15 "Trees and Hedges" of the application form has not been filled in. It is my view that the application should not have been made valid if this information was not given.
- The access into the site has not been shown on the plans, and the configuration of the red line boundary suggests that it is to break through a field hedgerow boundary to then join a private road. If this assumption is correct then the hedge, apparently being located on agricultural or grazing land, needs to be assessed under the Hedgerow Regulations 1997 to determine its historical and/or ecological "importance" under the terms of the Regulations.

Therefore, if the intention is to remove a section of hedge to facilitate access, then further information on the potential "importance" of the hedge should be fully evaluated, and supplied by the applicant as part of a hedgerow survey. If the hedgerow is subsequently deemed to be "important" under the Hedgerow Regulations 1997, then access should not be allowed where hedge removal would be required.

As it presently stands, with the insufficient information being supplied in respect of access into the site, the application should not be granted consent.

12/12/16 Further to my previous comments I have received the amended site plan showing the reconfiguration of the red line boundary, and now acknowledge that the proposed access will not affect adjacent hedging, and on this basis I withdraw my earlier objection.

Pollution Officer

Thank you for consulting Public Protection on this application.

No detail is presented in terms of any previous uses of the buildings to be demolished (workshop and barn) which may have contained contaminative uses. For this reason I recommend the following condition be placed on any permission to ensure that the site is safe for the end use.

No development approved by this permission shall take place until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011.

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning Authority.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail 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.

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.

Internal Drainage Board The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.

In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Vale House, Broadmead Road, Stewartby, Bedford. MK43 9ND - Telephone (01234 767995) - E-mail contact@idbs.org.uk

Environment Agency **Contamination**

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

<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf.

In addition, they must not be constructed in ground affected by contamination.

Other Representations:

Neighbours None received.

Determining Issues:

The main considerations of the application are;

1. Principle of Development in the Green Belt
2. Impact upon on the Character and Appearance of the Area
3. Amenity
4. Highway Considerations
5. Other Considerations

Considerations

1.0 Principle of Development in the Green Belt

- 1.1 Policy GB1 of the South Bedfordshire Local Plan Review which provided the principle criteria for assessing new developments in the Green Belt was deleted and in effect has been replaced by national guidance now contained in the National Planning Policy Framework (NPPF). This national advice at Section 9 states that the construction of new buildings is inappropriate in the Green Belt. Exceptions to this are listed in paragraphs 89 and 90 of the NPPF. If the development is considered inappropriate, paragraph 87 of the NPPF states that it is, by definition harmful to the Green Belt and should only be approved in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations (paragraph 88).
- 1.2 The majority of the application site can be considered 'previously developed' within the meaning of the NPPF. Annex 2 of the NPPF defines 'previously developed land' as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. National advice at paragraph 89 of the NPPF is clear that in giving consideration to proposals on previously developed land, Local Planning Authorities should have regard to whether or not the new development would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 1.3 Within the application site, the existing building stands in the northern corner of the site; the remainder of the site is currently used for parking and amenity land. The whole of the application site has been used for both residential and commercial purposes, including the fixed surface infrastructure of the hard surfacing and therefore can be redeveloped in line with paragraph 89 of the NPPF providing that there is no greater impact on openness. The footprint of the existing building extends to circa **404.9m²**, the proposed development would have a total footprint of **267.8m²**.
- 1.4 Although there would be a resultant increase in height of 2.7m, the ridge height of the proposed dwelling would step down to 6.2m and then to a modest 4.4m. Taking into account the cessation of the commercial use on this part of the site, the decreasing ridge heights and given the fact that there would be a significant net loss of footprint of over 137sqm, it is considered that the proposed development would not have an adverse impact on openness and would therefore be appropriate development in the Green Belt.
- 1.5 In order to preserve the openness of the Green Belt, the removal of permitted development rights for outbuildings and extensions is considered to be

appropriate. Additionally, a condition to require the definition of the residential of curtilage is also required to mitigate intrusion in the Green Belt.

- 1.6 Overall, subject to conditions, the proposal is considered to be in accordance with National advice within the National Planning Policy Framework and policy BE8 of the South Bedfordshire Local Plan Review.

2.0 Impact Upon the Character and Appearance of the Area

- 2.1 South Bedfordshire Local Plan Review policy BE8 requires new development to be of high quality and appropriate in scale and design to its setting as well as contributing positively to creating a sense of place and respecting local distinctiveness, in addition the policy requires a high quality development in terms of design, layout and provision of open space. The Central Bedfordshire Design guide states that proposals should be visually distinctive and should be designed as a sensitive response to the site and its setting.

2.2 Layout

The site is very well screened on all edges such that there is not considered to be any harm caused to the character of the countryside or adjacent Area of Outstanding Natural Beauty or Area of Great Landscape Value to the east.

2.3 Appearance

The dwelling would be finished with stained timber boarding and a slate roof which would be in-keeping with the rural character of the location and would sit well with the existing dwelling on the site.

Overall, the proposal is considered to be in accordance with Sections 7 and 11 of the National Planning Policy Framework and policies BE8 and NE3 of the South Bedfordshire Local Plan Review.

3.0 Amenity

- 3.1 South Bedfordshire Local Plan Review policy BE8 requires new development to provide good quality living conditions for residents. The Central Bedfordshire Design guide states that proposals should avoid dominating the adjacent buildings and respect privacy of adjacent buildings

3.2 Future Occupiers

The Design Guide requires that for dwellings with 3 or more bedrooms, the minimum area for rear gardens should be 60m² with a depth of 12m. Where dwellings have awkward shaped plots side gardens could be taken into account.

- 3.3 The garden area afforded to the dwelling is far in excess of 100m² and would therefore be in accordance with design guidance.

- 3.4 All room sizes would in excess of the sizes detailed within nationally prescribed standards.

3.5 Existing Occupiers

The proposed principle elevation would face into open fields, perpendicular with the 'The Paddocks' which minimises any potential for mutual overlooking.

3.6 Overall, the proposal would not have detrimental impact upon existing occupiers of 'the Paddocks' and would provide a good standard of accommodation for future occupiers, therefore the proposal is considered to be in accordance with Section 7 of the National Planning Policy Framework, policy BE8 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide.

4.0 Highway Considerations

4.1 Overall, subject to the imposition of several conditions, the Highways Officer raises no objection to the application. Only those conditions which are considered to meet the tests stated in paragraph 204 of the NPPF will be attached to any forthcoming planning approval notice.

4.2 Subject to conditions, the proposal is considered to be in accordance with Section 4 of the NPPF.

5.0 Other Considerations

5.1 Consultation Responses

5.2 Public Protection

The Public Protection Officer has raised concerns that previous uses on the site may have contained contaminative uses and has requested that a pre-commencement condition be appended to the planning permission. Should the Agent provide more information in respect of the historical uses on the site, the condition may not be necessary and will be reviewed prior to the issue of the notice.

5.3 Human Rights issues:

The application raises no Human Rights issues.

5.4 Equality Act 2010:

The application raises no Equality Act matters.

Recommendation:

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to

commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site.

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.
(Section 4, NPPF)

- 3 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To control the appearance of the building in the interests of the visual amenities of the locality, which is situated in the Green Belt and adjoining the AONB and AGLV.
(Policies BE8 & NE3, SBLPR and Sections 7, 9 & 11, NPPF)**

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

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.
(Policies BE8 & T10, SBLPR and Sections 4 & 7, NPPF)

- 5 If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: To protect human health and the environment.
(Section 11, NPPF)

- 6 Notwithstanding the provisions of Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions to the dwelling hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the openness of the Green Belt.
(Section 9, NPPF)

- 7 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific planning permission from the

Local Planning Authority.

Reason: To prevent harm being caused to the openness of the Green Belt.
(Section 9, NPPF)

- 8 Prior to the commencement of the construction phase of development, a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping, in the interests of the visual amenities of the area which is situated within the Green Belt and adjoining the AONB and AGLV.
(Policies BE8 & NE3, SBLPR & Sections 7, 9 & 11, NPPF)

- 9 Prior to the first occupation of the development hereby approved, a plan shall be submitted clearly demarcating the residential curtilage of the dwelling and a scheme for proposed boundary treatment to separate the residential curtilage from the surrounding land. The boundary scheme shall be implemented and retained thereafter.

Reason: To prevent the intrusion of the residential curtilage into the open countryside to the detriment of the character and openness of the Green Belt and the adjoining AONB and AGLV.
(Policies BE8 & NE3 and Sections 7, 9 & 11, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0101, 0102, 0103 & 0104.

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

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. 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.

3. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.
In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Vale House, Broadmead Road, Stewartby, Bedford. MK43 9ND - Telephone (01234 767995) - E-mail contact@idbs.org.uk

4. The Environment Agency advises the following;

The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here:

<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf.

In addition, they must not be constructed in ground affected by contamination.

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

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

.....
.....

This page is intentionally left blank