

**Item No. 10****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>MB/07/01987/ARM</b>
<b>LOCATION</b>	<b>SILSOE COLLEGE FARM LAND AT, WEST END ROAD, SILSOE</b>
<b>PROPOSAL</b>	<b>RESERVED MATTERS: PURSUANT TO CONDITIONS 1, 2, 5, 6, 7A, 7B, 7C, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K AND 19 ATTACHED TO OUTLINE PLANNING CONSENT REF. 03/01148/OUT FOR THE ERECTION OF 104 DWELLINGS, ALONG WITH ROADS SEWERS AND ALL ANCILLARY WORKS.</b>
<b>PARISH</b>	<b>Silsoe</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Rita Drinkwater &amp; Alison Graham</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>03 December 2007</b>
<b>EXPIRY DATE</b>	<b>28 January 2008</b>
<b>APPLICANT</b>	<b>Miller Homes Northern Home Counties</b>
<b>AGENT</b>	<b>Woods Hardwick Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Referred by Assistant Director Gary Worth because of Public Interest.</b>
<b>RECOMMENDED DECISION</b>	<b>APPROVE RESERVE MATTERS</b>

**Site Location:**

The site is irregular in shape and lies at the southern edge of the village of Silsoe and has a net site area of 3.415 Hectares of land that is part of a disused farm stead located to the north west of Cranfield University's Campus. Much of the site has now been cleared of the old agricultural buildings and is this a vacant site.

**The application:**

This application is for reserved matters following outline planning permission ref; 03/01148 for this site and the adjoining area of land (known as Phase 1) - in respect of residential development of 104 dwellings.

This second phase (Phase 2) of residential development comprises of the western part of the outline approval site and covers the area of the former old agricultural buildings at Silsoe College. It is proposed to erect 104 dwellings on this second phase - with a mix of Private and Affordable properties.

**PPS:**

- PPS3 Housing
- PPS7 The Countryside
- PPG13 Transport
- PPG15 Planning and the Historic Environment
- PPG22 Renewable Energy
- PPG25 Development and Flood Risk

**Policy + SPG:  
(Structure Plan + Mid Beds Local Plan)**

MBLPFR	DPS5 NC7 CHE1A DPS1 DPS2 DPS9 DPS10 DPS12 DPS16 DPS17 DPS23 PHS5 PHS6 SR4 SR5 SR6 H02 H03 H04 H05 H06 H08(26) TP1A TP1 TP5
Supplementary planning Guidance	Designing Quality Housing schemes - A residential Design Guide: Adopted June 1997 Recreational Open Space Strategy Walking and Cycle way Strategy

**Planning History - relevant**

03/01148	Outline: Residential development involving the demolition of redundant farm buildings and student residences and associated access - all matters reserved except access. Granted: 07/02/2005
07/00539	Reserved Matters : Erection of 40 dwellings together with roads, sewers and all ancillary works (pursuant to outline planning permission 03/01148 dated 07/02/2005). Granted: 10/12/2007
08/01933	Full: Erection of 13 dwellings, construction of related roads, drainage, infrastructure and associated works, including the raising of original ground levels. (Revised scheme to part of Phase 1 planning reference 07/00539/RM). Part retrospective. Granted: 09/02/2009

**Representations:  
(Parish & Neighbours)**

Silsoe Parish Council	Concerned about density of development, removal of planting in the site, level of replacement planting, the design character in parts of the site, adequacy and location of off street parking, people will park in Holly Walk, walking and cycling to the village should be encouraged, the layout of the site regarding affordable housing and parking courts and the LAP will have detrimental impact on the amenities of neighbours, the creation of a track between West End Road and West End Lane - this should be blocked off, the lack of footpath provision in some parts of the site, the need to ensure that delivery and construction traffic does not use Holly Walk or West End Road but enters from the A6 southern access. Concerned at the lack of consultation between Millers Homes and Cranfield University and concerns about flooding and the required standard of street furniture.
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## **Comments/objections on revised plans and further comments in general:**

There is a lack of adequate details on the anticipated foul water flows from the new developments and/or a comparison with existing capacities. No acknowledgement from Anglian Water Ltd that they have reviewed the capacities of their drainage infrastructure and that this is able to meet the demands of the Miller Homes projects, no acknowledgement from Anglian Water Ltd that they accept their obligation to upgrade their drainage infrastructure and that they will complete such works within the proposed construction programme set out by Miller Homes and there is no indication of any contribution to Anglia Water's construction costs by Miller Homes.

Consider that the selection of bound gravel to plots 131 to 137 is substandard as it has poor wear characteristics and a higher maintenance requirement.

The emergency access point is not easily identifiable and provides poor accessibility.

The design of the development is not inclusive as it does not provide independent living for those with disabilities, it is inadequate in relation to the provision of accessible homes, the design should be updated to the Lifetime Home or Housing Corporation standards and BS8300:2009.

The proportion of accessible homes in development should be in the order of 10% and the design for plot 144 does not provide an acceptable level of access in relation to the parking of a motor vehicle.

### Neighbours

10. Object on grounds and concerns over the method to stop vehicles using West End Road as it is clear that the end of West End Road is to be widened to accommodate car parking it needs a barrier to stop vehicles using it, lack of a clear pedestrian movement strategy, a new wall of local Bedfordshire brick or sandstone should be built along the stretch of West End Road between Old Farm House and the new arterial road, lack of sufficient tree planting in the scheme, lack of details on the type of play equipment and other facilities in the LAP and LEAP, no plans of the levels of houses so not possible to judge the impact of the height of any new buildings on the existing and adjoining buildings, the new houses will be oppressive and crowd the boundaries of Old Farm House, lack of information on the maintenance of the trees proposed for the site, lack of planting generally, the footpath adjacent to boundary with Old Farm House does not link up to anything, the path should pass through the Super LAP, the design of the houses does not take into account the impact on the Grade II Listed house next door, overlooking and loss of privacy, the garages to Plots 52 - 54 are poorly designed in relation to the listed building next door, the

development around the Old Farmhouse is too crowded, lack of space in the development and lack of road width and this is generally out of keeping with the village, the previous emergency access into Holly Walk has been downgraded to a pedestrian walkway and this will lead to parking in Holly Walk causing problems, loss of planting along Holly Walk, the affordable housing should be dispersed throughout the site and not in one or two areas, the remoteness of some of the off road parking will lead to more on street parking, the LAP is adjacent to a large parking area and this could be to the detriment of child safety, the open courtyard areas are likely to become predominantly vehicle circulation areas, the treatment of Footpath 4 is not sufficient to prevent it being used to access the development, the western end of West End Road is a Conservation Area and the sandstone walls are an important feature needs sandstone or brick wall reinstated along the length of this part of the scheme, insufficient tree planting, need details to enable the levels of house to be assessed, the plans do not reflect the statement within the Design Brief Strategy and Master Plan, loss of privacy to neighbours, the affordable housing is not spread throughout the development, loss of outlook, the planting strips along Holly Walk need to be enhanced, lack of parking, build bungalows, the size of the development is not on keeping with the rest of the village, need to control the construction vehicle movements.

### **Revised plans:**

1: **31 Holly Walk, Silsoe:** who will hold the key of the emergency access, pleased to see the chain link fence between Holly Walk and the north eastern edge of the development, difference in heights between houses in Holly Walk and the new development, will the water main serve the new development and will there be a decrease in water pressure, could access for refuse trucks be made to the end of Holly Walk from the new development.

2: **The Old Farmhouse, West End Road, Silsoe:** Pleased to see some changes but some concerns as in the previous letter. Also: plans showing levels are inaccurate, overlooking to the detriment of the Listed Building and the Conservation Area, inaccuracies in plans, overbearing nature of plots near to Listed house and the scale of Plot 65 needs to be reduced.

3: **1 West End Lane, Silsoe:** inaccuracies regarding the position and type of windows and garage to this cottage and would like to see a cross section showing the relationship of cottage to the new development.

### **Further revised plans:**

No comments received on the revised plans showing the cross sections

**The Old Farmhouse:** Still objects; Want further changes made to plots 65, 66 and 67 to reduce impact on amenities of neighbours by way of loss of outlook, overlooking, overbearing impact and also to reduce impact on setting of Listed farmhouse.

Comments on latest revised plans to be updated to the Committee

Village Design Team      No comments received.

### **Consultations**

Highways Officer      Comments on revised plans to be updated at Planning Committee

E.A.      Development should not commence until the outstanding conditions are discharged.

#### **Revised Plans:**

No further comments.

A.W.S.L.      No comments in respect of this application but have advised in response to concerns about the adequacy of the pumping station that although studies show that a degree of additional storage may eventually be required are confident that the flows can be accommodated without detriment to the neighbouring properties.

The Wildlife Trust      No obs received

Housing Officer      Accepts the mix.

Beds PCT      The community is under served with health access and off site contributions are sought.

CC Footpaths      No obs received

CC Archaeology      No obs received

Rights of Way      No obs received but a site meeting has been held with this officer who has raised no objections verbally.

Tree Officer      **Revised Plans:** Comments on these to be advised to the Development Management Committee. (Note: the plans have been revised following a site meeting with the tree officer and the developers tree consultant and tree planting plans were agreed by officers for the Holly Walk tree belt after this

meeting.)

County Planning Officer No comments.

Access Officer The Design and Access Statement does not say how much of the housing will be accessible for those with limited mobility and how much will be accessible for those in wheelchairs. A percentage of all housing should be 'accessible' - at least 8%.

**Revised plans:**

No further comments to raise.

Arch. Liaison officer Object: Levels of permeability are greater than needed and this is likely to lead to increased vulnerability to crime/disorder. Some of the parking courts have pedestrian access points in addition to the principle vehicular one, the segregated pedestrian route alongside Plot 52 is not well overlooked and this increases the above risk. Some of the dwellings have rear vehicular access and this is likely to be potential access for strangers.

The layout is diametrically opposed to the Community Safety Supplementary Planning Guide thus the Police raise objection.

**Revised plans:**

Same comments as previously made.

E.H.O. No obs received

Play and Space officer Open Comments. (many discussions have taken place between the play officer and the developers.)

Natural England No objection. Multi- use green spaces would have benefits to wildlife. The law regarding roosting bats and nesting birds must be complied with.

**Revised plans:**

No further comments.

Refuse Officer Waste Management Strategy must be adhered to. Storage and collection arrangements for commercial waste are acceptable.

Beds and Luton Fire Service No obs received

IDB No comments received.

**Determining Issues**

**The main considerations of the application are;**

1. Background and Policy

2. Layout, design in relation to visual amenities of area.
3. Impact on amenities of neighbours.
4. Access and Parking.
5. Other Considerations

## **Considerations**

### **1. Background and Policy**

Outline planning consent has been granted for housing on this site under planning consent ref: 03/01148 for residential development of an area of land that covers 5.62 hectares of land forming part of the site known as College Farm, Silsoe. The site lies on the western edge of the village of Silsoe and mainly to the north of the Silsoe campus and until recently included a variety of farm buildings, glasshouses, as well as student accommodation, grassed open space and maintenance buildings. Access to the site is via a newly constructed road -off Barton Road - where a new roundabout has been built to serve the site.

Reserved matters consent has recently been granted for Phase 1 of the site and this was for 40 dwellings under planning ref: 07/00539. (A revised detailed consent was subsequently granted for 13 of the plots under 08/01933).

There are many conditions on the outline planning permission and condition 7 required that a detailed Master Plan, Landscape Strategy, Design Brief Strategy and Energy Strategy be approved prior to consent being granted for the reserved matters. This condition has now been discharged.

For Phase 2 it is proposed to erect 104 dwellings and these are to be a mix of both houses and flats both for private sale (79) and affordable ones (25). There are to be 2 bed flats, 2 beds houses, 3 beds houses and 4 bed houses. The density is to be 30.45 per hectare. This meets the Master Plan principle of achieving a minimum density of 30 dwellings per hectare. The application has been with the council for about two years and during this time many discussions have taken place with Miller Homes and their planning agents and this has resulted in a number of revisions to the scheme both in relation to details of layout and house designs - taking into account the potential impact on the amenities of neighbours, landscaping, levels, access and parking and numerous other matters - as detailed below.

The affordable units on this site are to comprise of one 2 beds flat over a garage, 11 no. 2 bed houses, 11 no. 3 bed houses and 2 no. 4 bed houses making a total of 25. This means that taking into account the provision of affordable housing on Phase 1 there is to be 28% affordable on the whole site - Phase 1 and Phase 2 - which meets this Council's SPG on Affordable Housing dated July 2004. These units are to be arranged so that they are in 2 groups - one near Holly Walk and the other on the other side of the site. The housing officer has advised that the distribution, number, tenure and mix of the affordable properties is acceptable. (The details of this are to be agreed under the 106 agreement on the outline planning permission for the whole site.)

In view of the fact that outline planning permission has been granted for the residential development of the site and the fact that it lies in the Settlement Envelope for Silsoe there are no objections to the development in policy terms.

What is of importance is that the details of the layout, design, impact on the amenities of neighbours etc.. is acceptable and that the proposal complies in all respects with the outline planning permission.

## **2. Layout and Design in relation to visual amenities of area.**

The layout has been devised so that it respects the Master Plan by avoiding a road dominated layout. Therefore, the principal street that runs into the heart of the site creating a new green, continues its progression from Phase 1 to form a gently winding street with a carriageway alignment that will encourage vehicles to travel slowly. At the southern eastern corner of this new green, which is centred upon a group of existing trees, a street radiates eastwards to create a pedestrian and cycle link to the southern spur of Holly Walk.

The development of the principal street in this second phase of development for the College farm site creates a defined public realm network with a mix of houses set both on the back edge of the pavement and behind well defined front gardens.

The design of Phase 2 has been structured to create a legible structure with new views framed by strong building frontages to complement Silsoe's existing character and sense of place. It creates a sequence of spaces and building groupings each with their own identity and character to promote a safe, memorable and legible development form.

In the main Phase 2 comprises of a mix of one and a half and two storey forms of development - with two no. two and a half storey building forms to mark key locations and terminate important views. This mix in storey heights creates a visually interesting development with varied roofscapes and interesting street scenes that will promote a legible townscape and a strong sense of place.

The dwellings have been designed so that they reflect the character and appearance of the Vernacular Cottages and houses that help to define much of Silsoe's historic qualities.

In view of some concerns which have been raised by officers regarding some details of the designs of some of the houses and the various other details such as boundary walls revised plans have been submitted to reflect most of the changes requested. These include larger garden areas, the slight repositioning of the sub station, additional chimney details to some plots, timber cladding to car ports for Plot 47etc..

It is felt that the development, having undergone many revisions, is now of a high quality design and will blend in and be a good continuation of the houses and flats being constructed on Phase 1 and meets Mid Beds Local Plan First Review 2005 policies as well as PPS3. Conditions are to be attached to any consent to cover details of design and material finish.

The Parish Council have raised objection to the bound gravel to the courtyard to Plots 131 - 137. This surface was requested by our urban design officer since this part of the site has an agrarian character and is to be viewed as a two converted brick barns and a farmhouse. It is appreciated that this surface has more long term maintenance problems than many surfaces but this is an



important part of the design philosophy of the development and is something which officers feel should be retained as part of the scheme. This area is to be a private one and not part of the adopted highway. In view of the fact that most of the units at this location are affordable ones it is very likely that a management company will be appointed to maintain and manage the communal areas.

### **3. Impact on amenities of neighbours**

A main area of consideration is the potential impact of the development on the amenities of neighbours in particular the houses Holly Walk, Yew Tree Cottage in West End Lane, 49 West End Road and The Old Farmhouse in West End Road.

Revisions have been made to the scheme to achieve a satisfactory back to back and side to rear distances for the development and changes have been made to house types and elevations to reduce the potential for overlooking to neighbours to acceptable levels. In particular, Plot 65 has been moved a little northwards away from The Old Farmhouse and Plots 66 and 67 have been split vertically - due to ground levels and their eaves lowered.

Revised cross section plans have been submitted showing the relationship of The Old Farmhouse with Plots 65, 66 and 67 as well as The Swallows with Plot 74, 49 West End Road with plots 131 and 132 and 19 Holly Walk with Plots 91 - 96.

The owner of The Old Farmhouse has raised objections on grounds that the houses on Plots 65, 66 and 67 are still too high and too close to The Old Farmhouse. He was of the view that this will result in loss of amenity to occupiers of The Old Farmhouse by way of overlooking as well as there being an adverse impact on the setting of this listed farmhouse. In view of his concerns the applicant has made further revisions to these houses and any comments received from the owner of The Old Farmhouse will be reported to the Development Management Committee.

The eaves height of these properties has been set lower down and the ridge height reduced by 540mm. The cross section plan shows a separation distance of 18.5 metres approx between Plots 66 and 67 and The Old Farmhouse and these plots are to be built such that they are end on to the rear elevation of the Listed farmhouse and there are no windows in this side elevation of this pair of houses. The house on Plot 66 has a modest flank half hipped gable and there is also to be a landscaped belt between this plot and The Old Farmhouse of between 2 and 5 metres within which it is proposed to carry out substantial planting. This is felt to be more than adequate to provide an acceptable level of amenity to the occupiers of The Old Farmhouse by way of outlook and overbearing impact.

The neighbour in The Old Farmhouse has also raised concerns about the house to be built on Plot 65 in relation to dominance and the potential for overlooking. In view of this the applicant has changed the house type to a 1685 one which is an L shaped house but the return section is only one and half storey in height not two storeys as previously proposed. It has been designed so that there are no first floor windows in the south elevation. A new cross section has been produced and this shows that there is a separation distance of 23.4 metres

between the centre of Plot 65 and the centre of The Old Farmhouse. The relationship with The Old Farmhouse is not a strictly back to back one. There is also a large Laurel tree on the shared boundary between Plot 65 and The Old Farmhouse and this is a significant boundary screen.

The revised plans are now felt to be acceptable and officers are of the view that there will not be the potential for overlooking for plot 65 in that it has no first floor windows facing The Old Farmhouse and a condition is to be attached to any consent which ensures that no windows are installed into the first floor of this south elevation. Whilst there will be some loss of outlook to the occupiers of The Old Farmhouse this will not be sufficient as to withhold planning permission. This will be no different to the other properties adjacent to the site who have previously benefitted from an open view.

It is now felt that there is an acceptable relationship between the dwellings on the site and the neighbouring ones as referred to above.

The revised plans also indicate more planting around The Old Farmhouse which will help not only protect its setting but also help protect the amenity of its occupiers.

#### **4. Access and parking**

Access to the site is to be via a road which has recently been approved under the reserved matters consent for Phase 1 - off the recently erected roundabout off Barton Road to the east.

Concerns have been raised by some local residents that West End Road should not be used as an access to any part of the development since policy H08 25A of the Mid Beds local Plan stated that 'vehicular access to the site must be taken via Silsoe Campus on roads made up to adoptable standard. Vehicular access, other than to provide emergency vehicles will be provided from Holly Walk or West End Road. ...'

Access to Phase 2 of the site is to take all of its access from the new road off the roundabout and none via West End Road. However, it is essential that appropriate measures/controls are taken to ensure that West End Road remains available to those existing residents who have rights of way along it whilst not being used by those living on the new estate. Details of the measures have been shown on the accompanying plans and have been submitted for approval under a planning condition on the outline approval for the whole site. There is to be a pedestrian chicane style arrangement and a metal farm style gate by 43 West End Road beyond Plot 40 of Phase 1. Only those with a right to use West End Road/Lane will be given a key for access through this gate. This will be limited to residents with legal rights of way. No construction traffic is to use West End Road as per the outline planning permission. (A note is to be attached to any permission again advising of this)

The applicants have advised that West End Road is to be modified between the site's boundary with Phase 1 and the principle street to the west with a new winding carriageway alignment to form a three metre wide gravel track to replicate its existing size and finish. Between these two points this part of West End Road will be marked by a sign post at either end marking it as a private

road with no access for vehicles. This is in line with the outline planning permission for the whole of the site. As a result, this arrangement shall maintain the rights of access for the existing dwellings that this part of West End Road serves and continue to accommodate the existing Public Footpath. It will also serve as an access for the emergency services. It is not possible to close this track as there is a contractual requirement for Miller Homes to provide access to the properties at the end of West End Road and West End Lane.

All of the private and affordable units are to be provided with one cycle space per unit. The flats have their cycle parking in the building containing the flats to ensure secure cycle parking provision. Cycle parking for the houses is catered for within their garages or in the case of the affordable houses within sheds in the rear gardens. (These sheds are shown on the external works drawing and are submitted for approval under planning condition 9f of the outline planning permission.)

Concerns have been raised by residents in Holly Walk about indiscriminate parking that may occur along Holly Walk by residents and visitors to the site. The applicants have therefore shown on the revised plans that a 1.8m high chain link fence is to be erected along the boundary of the site where it backs onto the highways verge along Holly Walk. In order to stop the creation of openings in this fence a condition is to be attached to the permission which requires that the fence is maintained as such at all times and this will stop openings being created. There is also to be a new and substantial belt of planting along the outer edge of this boundary and this is to be maintained by a management company.

Silsoe Parish Council have objected to the position of the emergency access into the site which is adjacent to 31 Holly Walk. They are of the view that it is not easily identified in this position and provides poor accessibility. However, the position of this access was agreed as part of the detailed master plan for the site in November 2007 and an alternative location would not comply with condition 7 or 8 of the outline planning permission ref: 03/01148. (The precise details of the siting and design of this emergency access are to be dealt with under condition 29 of the outline planning permission ref; 03/0148.) This matter has been discussed with the highways officer and he is happy with the gate feature at this emergency access and signage can be erected on this gate stating "Emergency Access - keep clear"

The highways officer is of the view that the site lacks adequate external connectivity. However, such a change to the plans is not a matter which can be requested at this stage in this reserved matters application since it would not comply with the outline planning permission -which provides for one access to the site off the new road from the A6. It would also conflict with the advice of the Police Architectural Liaison Officer who in contrast is concerned that the scheme is too open.

The highways officer is also concerned that there are a number of visitor parking spaces which are contained within private parking courts and that people will not use these spaces but park on the road frontages. However, it is felt that on street parking by visitors will slow traffic down and act as a traffic calming measure. A condition is to be attached to any permission requiring that visitors parking is clearly marked.

With regard to the request from the highways officer that the pedestrian link adjacent to the Super Lap be 3 metres in width it is felt that in this case the 2 metres wide path allows for more planting to be carried out on the immediate western boundary of the Grade II Listed Old Farmhouse - and this planting will help protect the setting of this listed farmhouse. The link to the south of the LAP is 3 metre wide and will allow for maintenance vehicles.

In view of concerns raised by the highways officer to various aspects of the road, footpath layout and service strip provision the applicant has submitted revised plans.

These revisions include a 2 metres wide footway on along the main spine road on the west side starting on the bend by plot 143 heading north all the way to Plot 120. There is to be a 2 metre grass service strip around plots 118 and 119 and a 2m hardended service strip between plots 113 and 118. Crossing points are introduced south of plot 43 and west of Plot 59. The turning head between plots 123 and 126 is tracked for emergency and refuse vehicles and paring manoeuvres are tracked to plots 113, 115 and 116.

The revised plans also provide for more car parking spaces. These include 4 more spaces to plots 131 – 137, one more space to Plots 141 – 144, two more spaces to plots 86-90, two more spaced opposite plots 97 - 99 etc.. A kerb line has been introduced on the northern side of the shared surface leading up to the emergency access.

On average the site will have a minimum of two parking spaces per dwelling except within the affordable housing areas. Many of these properties are two and three bedroomed - some being rented tenures where it is very likely that car ownership will be less than for the privately owned houses.

Each individual house – where it is not reliant on any form of communal parking has at least 2 no parking spaces and some of the larger houses have more than two spaces. All except two of the communal areas have 200% parking. One of these areas has a parking ratio of 187% and the other 171%. Given these ratios together with the availability of other dedicated visitor parking spaces around the LEAP or off the spine road and taking into account that the shared surfaces are wide enough to accommodate any additional informal parking it is felt that the parking provision is acceptable. It also needs to be stressed that phase 1 of this site has a 150% provision for the 2 bed properties where they had communal parking.

The surfacing materials of the shared access leading to the emergency access have been clarified and are to be mostly block paving in brindle. An Informative is to be attached to any approval of planning permission which refers to the need for detailed highways plans to be submitted indicating the potential easements for lighting and services etc around plots 90 – 97 inclusive.

## **5. Other Considerations**

### **Landscaping**

The applicants have submitted a detailed landscaping scheme for the site and

this has been revised following comments for the arboricultural officer and the revised plans indicate more planting of trees and hedges to help 'green' the site. There is to be planting in some of the parking courts and some rear gardens.

In particular there is a detailed planting scheme for the belt of trees and shrubs along Holly Walk boundary. The tree officer met with Miller Homes at the site and it became apparent that the existing landscape boundary to Holly Walk contains little in the way of quality individual species and also has several gaps in it. It was therefore agreed with the council's tree officer that most of the planting along this boundary will be removed and new and more indigenous species planted. The best of the existing planting is to be retained.

The applicants have advised in writing that the chain link fence along Holly Walk is to be the responsibility of a Management Company.

### **Amenity and Play Space**

The Master Plan for the site indicated the general layout and provision of amenity and open spaces to be provided with the whole site - Phase 1 and Phase 2. Within the whole site there are to be four principal greens as well as one Leap (Local Equipped Area for play) and a Super Lap (Local Area for Play). The Leap is to be within this Phase 2 as is the LAP. The LEAP is in a central location where it will be well overlooked and it is to have play pieces -with retention of existing trees to reflect its village green function. Details of the play equipment in the super LAP and LEAP are to be dealt with under one of the outline planning consent conditions at a later stage.

Provision for outdoor sporting open space has been made in the form of contributions towards upgrading facilities off the site.

### **Waste Audit**

The application has been accompanied by a Waste Audit and this meets the requirements of this authority.

### **Bin Storage**

The plans show the siting of bin stores and these are acceptable..

### **Secure By Design**

The Police Officer has advised that he is of the view that the proposal is not acceptable as the levels of permeability are too great and there are rear accesses which will give the opportunity for crime. Whilst these comments are appreciated it is not something which this authority upholds since properties are being designed to provide good levels of permeability in accordance with housing layout design guidance and it is considered that in this case the right balance has been achieved between footway permeability and community safety.

### **Footpaths**

This Phase creates a new pedestrian and cycle link to the southern spur of Holly

Walk (Footpath 4).

Footpath 4 follows the line of the track at the end of the adopted part of West End Road and this is to remain in the same position and the footpaths officer has met with the Miller Homes and has agreed that no footpath diversion is necessary. Only emergency vehicles, maintenance companies and those residents with extant rights of way will be given a key for access over West End Lane. There will be lockable gates and bollards at the end of West End Lane where this becomes a cycle/footway. The details of these collapsible timber bollards is to be the subject of a condition on any planning permission.

### **Utilities**

It is the responsibility of the utility companies to ensure adequate provision of their various services. With regards to electricity, discussions are being held with EDF energy. A new sub station has been provided on Phase 1 and provision has been made for a sub station on Phase 2 if this is required. However, the new sub station on Phase 1 has double the capacity of the previous sub station which served the College Farm site. In any event, as stated above, it is the responsibility of the service providers to provide utilities and beyond the scope of this planning submission.

Discussions are on going between the applicant and Anglian Water and AWSL have the responsibility to maintain water pressure. AWSL have advised that they may upgrade the local pumping station if that is required. However, all of these matters are beyond the scope of the reserved matters application.

### **Detailed surface water drainage proposals.**

In designing levels for the whole site the developer has had to be cognisant of the drainage strategy which has been approved under condition 14 of the outline planning permission. Detailed surface water drainage details for this second phase are to be submitted for approval after any reserved matters consent for phase 2. This is part of the details required to comply with condition 27 of the outline planning permission.

Regarding the additional flows of waste water from the site Anglian Water have advised that that although a degree of additional storage may be eventually be required they are confident that the flows can be accommodated without detriment to the neighbouring properties. The Environment Agency have advised that the site is not in a Flood Zone therefore they have no comments to raise regarding the level of flooring to the development. They further comment that the minimum height of ground floor levels will be addressed under Building Regulations.

The Silsoe Parish Council have raised concerns about the drainage infrastructure (as summarised in their comments). It needs to be stressed that this is a reserved matters application and not an application for planning permission. The only matters that are being applied for in this reserved matters submission relate to siting, design, external appearance and landscaping. Drainage and foul water infrastructure are matters of principle that were considered at the outline stage and to that extent a condition attached to the outline planning permission requiring details of drainage to be submitted to and

agreed. Details were worked up for drainage proposal based on more than 180 dwellings whereas the total of dwellings in Phase 1 and this Phase 11 is 145 dwellings. Consultations were carried out with Anglian Water and the Environment Agency and the details of the drainage strategy were approved by this authority under planning condition 14 of the outline planning permission in 2007. There are details calculations behind the drainage strategy worked up by professional engineers.

Anglian Water have confirmed in writing on 22/07/2005 that " *any capacity problems in the foul sewer network are downstream of the point of connectivity and will be addressed by AWS as part of its investment infrastructure programme.*" It is therefore the responsibility of Anglian Water to upgrade their facilities as required under the Water Industry Act 1991. Anglian Water are aware of the size of the College Farm development and have been for many years.

With regard to the Parish Council's concerns about Miller Homes not making any contributions to Anglian Water's construction costs there is no legal remit under the reserved matters submission for this to happen. However, Miller Homes will have to negotiate water and sewerage connections to Anglian Water outside of the planning process.

### **Site levels**

During the implementation of Phase 1 of this development there was an issue regarding the levels at which properties were being constructed, which led to amendment needing to be made to the scheme to avoid unacceptable impacts on neighbouring residents.

Understandably there has been serious local concern that the same risks might apply to this Phase 2. In order to meet these concerns, the agents have supplied detailed levels plans for the scheme.

It has to be remembered that this is not a level site to start with. The slope is generally upwards from the south and sees a 6m change in heights from north to south. Even across the site there are considerable undulations. The scheme, in common with other sustainable developments, will re-use all excavated materials within the site. A cut and fill operation will generally level out the uneven nature of the existing land form, and the intention is to have a relatively smooth development surface. Levels of new buildings have been kept low where they border the existing built edges of the site. Cross sectional details have been supplied with the application to demonstrate potential impacts. New dwellings that sit in the outlook of existing dwellings at The Old Farmhouse, Swallows, and Holly Walk have all been located so as to minimise their impact in the views, and are generally set at a lower level than the existing ground levels around. Where the scheme borders 43 West End Road the finished floor levels of buildings adjacent to that dwelling are between 0.12 and 0.3m above existing ground levels.

Due to the undulating nature of the ground at present, increases in levels across the site are as much as 1.25m higher, but this is at a point in the core of the site where there would be no impact on any existing property. Generally the increases in levels are in order of around 0.75m across the western half of the

site, which is remote from existing built development.

Given that this information has been prepared in detail at this stage of the planning process, there should be no need for any further variation in the course of construction at the site.

### **Accessible Homes**

Silsoe Parish Council have raised concerns about the design of the houses in relation to their accessibility or those with disabilities and the provision of accessible homes. There are two areas where this matter is dealt with - one being the planning system and the other under Building Regulations.

The outline planning permission was not specific regarding the mobility housing to be provided. The submission is for all of the affordable housing (25 units) to be constructed to accessible standards. The remainder of the development will rely upon Part M of the building Regulations.

With regard to Building Regulations, the houses have been designed so that they meet the national access for the disabled standards which are specified in Part M of the Building Regulations. This is the philosophy which has been agreed for Phase 1 of the development.

In addition, the dwellings which are designed as affordable ones have to meet the HCA's (Housing Corporation) standards as if they are not it is unlikely that the housing association would take on the units. In view of this these standards have been complied with in the design of the affordable properties. (These standards are not required as a matter of Local plan policy).

### **Conclusion**

In view of the fact that the principle of developing this site has been approved under the outline planning permission, the layout and design of the development is acceptable, there will not be an unduly adverse impact on the amenities of neighbours, the access and parking arrangements are acceptable, the landscaping is acceptable as is the drainage the application is recommended for approval as being in compliance with many policies in the Mid Beds Local Plan First Review 2005 and PPS3, PPG7, PPG13, PPG15, PPG22 and PPG25

- 1 Details of the delineation of visitors parking spaces shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented before that part of the site to which they relate is occupied.

Reason : In the interest of highway safety.

- 2 Details of boundary treatment to include a wall along the front of plots 48 - 50 up to the eastern edge of the garage to Plot 54 including the west and north boundary of the Super LAP and to include a gate or gap to the super lap shall be submitted to and approved in writing by the Local planning Authority and only the approved details shall be implemented. The



treatments shall be implemented before first use of the area to which they relate.

Reason: In the interest of the visual amenities of the area.

- 3 Details of lighting to the path/cycle route alongside the Grade II listed Old Farmhouse shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: In the interest of pedestrian and highway safety

- 4 Detailed engineering plans shall be submitted to and approved in writing by the Local Planning Authority showing the segregation of footways in shared surfaced areas, segregation between the service margins and shared surfaces, and the defining of adoptable areas for emergency access. The development shall be implemented in accordance with the approved details before first occupation of the area to which they relate.

Reason: In the interest of pedestrian and highway safety.

- 5 Notwithstanding the details submitted in support of this application details of the siting and design of any pumping station and /or sub station to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the area.

- 6 Notwithstanding the details submitted with this application details of the garage doors to be used on the development shall be submitted to and approved in writing by the Local Planning Authority and these doors shall be 2.4metres in width minimum.

Reason: To ensure that the garages can be accessed and used in a satisfactory manner.

- 7 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building work taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 8 Details of the colour and texture of the gravel bound finishes and the kerbing shall be submitted to and approved in writing in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the completed development.

- 9 Prior to commencement of any works of construction on the site a sample panel of brick work and details of the render to be used on the site for the agreement of jointing, mortar, brick bond and subsequent quality control

shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented on the site and the panel shall be retained during the whole of the construction phase.

Reason: To safeguard the visual amenities of the area.

- 10 Prior to first occupation of the development hereby permitted details of a lighting scheme to the communal areas of the site shall be submitted to and approved in writing by the Local Planning Authority and only the approved scheme of lighting shall be implemented. This scheme shall be provided within 3 months of the first occupation of that part of the development to which it relates

Reason: In the interest of public safety and the visual amenities of the area.

- 11 Details of the design and location of street lights and street naming plates shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the area.

- 12 Details of the size and design of all gates to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: In the interest of the visual amenity of the area.

- 13 The 1.8m high chain link fence as shown on the approved plans along the highways verge with Holly Walk shall be retained in its complete form and no openings or gates shall be inserted into this fence without the specific grant of planning permission.

Reason: In order that no access is created through this fence into the rear gardens of the houses approved near to Holly Walk in the interest of highway safety.

- 14 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 15 A scheme shall be submitted for written approval 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 in accordance with a timescale agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 16 Notwithstanding the details submitted with this application details of carriage arches showing splayed brick corners and brackets to the car ports shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the character and appearance of the completed development in the interest of the visual amenities of the area.

- 17 **Prior to commencement of the development hereby approved details of a crossing point for pedestrians - broadly between Plots 59 and 121 - shall be submitted to and agreed in writing with the Local Planning Authority; thereafter, the approved details shall be implemented in accordance with a timescale to be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.**

**Reason: In the interest of pedestrian and highway safety**

- 18 Notwithstanding the provisions in Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking that Order with or without modification) no further window or opening shall be formed at first floor level in the south facing wall of the dwelling hereby approved on Plot 65.

Reason: To safeguard the amenities of occupiers of the neighbouring house to the south.

- 19 Notwithstanding the provisions in Schedule 2, Part 2, Class A 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 fence, wall, gate or other means of enclosure shall be erected along the south boundary of the dwelling hereby approved on Plot 65 unless otherwise agreed in writing by the Local Planning Authority.

Reason :To enable the footpath to be surveiled in the interest of pedestrian safety.

- 20 Notwithstanding the submitted details of the type of materials to be used for the development hereby permitted full specification details of the material finishes shall be submitted to and approved in writing by the Local Planning Authority under Condition 4 of outline planning permission ref; 03/01148. Only the approved materials shall be used on this development.

Reason: To safeguard the visual amenities of the area and for the avoidance of doubt

- 21 Notwithstanding the details submitted in support of this application details of lighting to the roads, footpaths, cycle routes, play areas, open spaces and all other areas accessible to the public including car parking courts, including the height of the lighting columns and the type, colour and brightness of proposed lights, including measures to limit light pollution from the

development shall be submitted for approval in writing by the Local Planning Authority under condition 9 of the outline planning permission ref: 03/01148 and only the approved details shall be implemented.

Reason: To safeguard the character and appearance of the completed development and for avoidance of doubt.

**Notes to Applicant**

1. The applicant is advised that the waste management strategy must be adhered to.
2. The applicant is reminded that he must comply with the relevant law regarding any Protected Species at the site.
3. The applicant is reminded that all construction traffic to and from the site in association with the development hereby approved shall use the access to the site directly off the A6 and not West End Road or Holly Walk. This is required by the Outline Planning Permission.
4. The applicant is advised that all cycle parking to be provided at the site shall be designed in accordance with the Bedfordshire County Council's Cycle Parking Guidance - August 2006.
5. The applicant's attention is drawn to the potential easement for lighting and services and /or small areas taken into the adopted area to accommodate street lighting to the north of plots 90 and 97 and south of plots 91 - 96 as shown on drawing 242 22 12. The highway authority may wish these areas to be used for such services and lighting but this will need to be the subject of discussion and agreement under the Section 38 Highway Adoption process.
6. The applicant is advised that this permission does not relate to the full specification of material finishes - which are to be submitted for approval by the Local Planning Authority

**DECISION**

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