

Item No. 9**SCHEDULE B**

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| APPLICATION NUMBER | CB/09/06239/FULL |
| LOCATION | Land adjacent to and to the north, Rushmore Close, Caddington |
| PROPOSAL | Erection of 12 dwellings. (5 x 2 bed houses, 5 x 3 bed houses and 2 x 1 bed bungalows.) |
| PARISH | Caddington |
| WARD | South East Bedfordshire |
| WARD COUNCILLORS | Cllr Ruth Gammons & Cllr Richard Stay |
| CASE OFFICER | Mr J Ellis |
| DATE REGISTERED | 16 October 2009 |
| EXPIRY DATE | 15 January 2010 |
| APPLICANT | Jephson Housing Association Group |
| AGENT | BHD Ltd |
| REASON FOR COMMITTEE TO DETERMINE | Major Development and Departure from Local Plan |
| RECOMMENDED DECISION | Full Application - Granted |

Site Location:

The application site comprises a broadly rectangular parcel of land with an area of approximately 0.38 hectares and is located to the northern edge of the existing built envelope of Caddington. The site is located immediately adjacent to Rushmore Close, itself a rural exception housing site.

The site has a frontage of approximately 45 metres to Chaul End Road and an average width of 95 metres. The site is bounded to the north by a landscaped boundary to open fields, to the east by Rushmore Park playing fields, to the west by Chaul End Road and to the south by the Rushmore Close.

The site is crossed close to its western boundary by a public footpath (A8).

The Application:

Planning permission is sought for 12 affordable housing units for local needs, comprising 3 semi-detached three bedroom houses, 5 semi-detached two bedroom houses, 2 mid-terraced three-bedroom houses and two end-of-terrace one bedroom bungalows together with associated parking. Vehicular access would be via an extension to the existing cul-de-sac of Rushmore Close which is accessed via Collings Wells Close.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 (Delivering Sustainable Development)
PPG2 (Green Belts)
PPS3 (Housing)
PPS7 (Sustainable Development in Rural Areas)
PPS9 (Biodiversity and Geological Conservation)
PPG13 (Transport)

Regional Spatial Strategy
East of England Plan (May 2008)
ENV7 (Quality in the Built Environment)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

South Bedfordshire Local Plan Review Policies

H5 (Rural Affordable Housing)
BE8 (Design Considerations)
T10 (Parking - New Developments)

Planning History:

SB/TP/91/0866 - Permission for erection of affordable housing for local needs (4 x three bedroom link-detached houses and 6 x two bedroom terraced houses) with associated parking and garages.

Representations:

(Parish & Neighbours)

Parish Council: Support the application in principle, subject to the Public Footpath situation being resolved.

Neighbours: None received.

Consultations/Publicity responses

Affordable Housing: I have reviewed the above planning application and would support the scheme.

The proposed scheme has a number of advantages that will help meet local housing need. This need is defined both in the primary research of the BRCC survey, and the desktop Housing Market Profile analysis (both of which accompanied the application). Both of these studies demonstrate a need of 12-28 affordable dwellings in Caddington.

The BRCC survey is the current standard approach for assessing rural parish housing need. This form of survey has been accepted in both the legacy authorities to support exception site development. The conclusion of this survey supports the size (12 units) of development proposed by Jephson HA.

The Housing Market Profile goes beyond assessing the current need of those people surveyed and assesses the village's demographic and economic context to recommend local housing need based on a wider perspective. This survey supports the development of 28 affordable units to meet the modelled need which would emerge over the next 5 years.

The make up of the scheme is also beneficial to the local community. The development consists of an above average number of priority units (larger family homes for social rent; 42%) all of which would meet need identified by the surveys. Furthermore the scheme includes 2 bungalows. No

affordable housing bungalows have been developed in the district for over two years due to their land-take and associated cost. They are in extremely high demand by those who can live in no other accommodation, therefore the offer by Jephson to deliver such units would be extremely welcomed by the council.

The scheme proposes 12 units which exceeds the current council policy of 10. However not only do the surveys support a development of at least 12 units, but the applicant makes the case for efficient use of land, in that should only 10 be delivered, a plot of land would remain unused and unsuitable for anything else. We have seen numerous flatted developments across the district, despite them contributing little to local housing need and priorities, on the basis of a most efficient use of land argument. We consider this scheme to be proposing the same argument (most efficient use of land) but in a different context, and with a result that will help, as opposed to hinder, local housing priorities.

Furthermore the Housing Needs analyses support the development of both sites. With development rare in rural locations, any analysis should also look to future emerging need, as well as the existing backlog. The Housing Market Profile supports the development of 28 affordable dwellings to meet this need which, even with the development of both sites, will only just be met. Therefore the development of the allocated site does not diminish the housing need justification for the exception site.

Finally certainty, particularly in the current climate, is important to meeting local housing need. Jephson have submitted a full application and have begun initial discussions with the HCA regarding grant funding. With these two in place, and with no reliance on uncertain market housing, Jephson would be able to develop straight away, delivering affordable housing in the current funding period (2008-11).

Archaeology:

The applicants have commissioned an archaeological field evaluation as requested in my original comments on this application dated 13th November. I have now received a copy of the report.

The evaluation identified the geological conditions that are known to contain nationally important Palaeolithic finds in the Caddington area. Although top c.1m of deposits are likely to be Holocene in date, ie post date the Palaeolithic period, below that depth the clay with flints deposits are undisturbed. It is these deposits that are known to contain the important Palaeolithic remains at similar locations in Caddington. No Palaeolithic artefact's were found but the evaluation did not investigate the undisturbed clay with flints to any great extent due to the constraints of excavating deep deposits in a field

evaluation. However, the existence of the clay with flints means that the site has the potential to contain nationally important Palaeolithic remains and it is possible that they exist at a depth that could be affected by the construction of foundations and services. The proposed development could have a significant impact on buried Palaeolithic remains.

The evaluation also identified a number of other archaeological features, some of which have been dated to the Iron Age. Iron Age remains are not common around Caddington, and generally rare in clay areas. The proposed development will have a significant and damaging impact on these Iron Age remains.

The field evaluation has shown that the application site has high potential to contain important Palaeolithic remains and does contain remains of Iron Age occupation. The proposed development will have a damaging impact on these important remains. This does not represent an over-riding constraint on development provided that adequate provision is made to investigate and record any remains that are affected by the development. In order to secure this please attach a condition based on the model in paragraph 30 of PPG 16 Archaeology and Planning to any permission granted in respect of this application.

Environmental Health: No objections. Recommends contaminated land condition.

Footpaths: No objection to revised drawings provided footpath width is maintained. Requested details of adjacent boundary fencing be conditioned and contributions be secured to cover surfacing of footpath and provision of dog waste bin and commuted sum for emptying.

Highways: No highways objection, recommends conditions.

Trees: No objection to revised plans, recommends conditions.

Waste & Recycling: Waste collection points should be provided and a Site Waste Management Plan submitted prior to construction.

Police ALO: No objection, subject to boundary treatments being conditioned.

Environment Agency: Refer to standing advice.

CPRE: Object to application on Green Belt grounds. Consider claimed VSC's undermined by potential affordable housing contribution from 'Scout Hut' site.

Natural England: Welcome submission of ecological survey. Suggest informatives relating to the enhancement of biodiversity.

Determining Issues

The main issues considered relevant to the determination of this application are:

1. Principle of Development
2. Design & Appearance
3. Affect on Trees
4. Archaeology
5. Relationship with Public Footpath
6. Access & Parking
7. Planning Obligations

Considerations

1. Principle of Development

The application site is washed over by the Green Belt and as such the principle of developing the site for housing would usually be considered inappropriate. However paragraph 3.4 of PPG2 advises that: "the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes: ... limited affordable housing for local community needs under development plan policies ...". Accordingly the South Bedfordshire Local Plan Review makes provision for exception sites in rural areas in Policy H5 which states that:

AS AN EXCEPTION TO THE RESTRICTIVE RURAL SETTLEMENT POLICIES ON GENERAL RESIDENTIAL DEVELOPMENT WHICH APPLY TO VILLAGES IN SOUTH BEDFORDSHIRE, THE DISTRICT PLANNING AUTHORITY MAY GRANT PLANNING PERMISSION FOR SMALL RESIDENTIAL DEVELOPMENTS WHICH PROVIDE AFFORDABLE HOUSING TO MEET SPECIFIC LOCAL HOUSING NEEDS WHICH CAN ONLY BE MET IN A PARTICULAR LOCATION AND WHICH CANNOT BE ACCOMMODATED IN ANY OTHER WAY. TO BE ACCEPTABLE SUCH DEVELOPMENTS MUST USUALLY:

- (i) BE ON SITES WITHIN VILLAGES AND MUST BE CAPABLE OF BEING WELL INTEGRATED WITH THE EXISTING PATTERN AND SCALE OF SETTLEMENT AND LAND USE IN THE AREA.
- (ii) COMPRISE SMALL SCHEMES OF NO MORE THAN TEN DWELLINGS.
- (iii) PROVIDE HOUSING FOR RENT AND/OR SHARED EQUITY WITHOUT THE RIGHT TO 'STAIRCASE' TO 100% OWNERSHIP. PROPOSALS WHICH ONLY INVOLVE A DISCOUNTED INITIAL PRICE OR WHICH DEPEND ON CROSS SUBSIDISATION FROM OPEN MARKET HOUSING WILL NOT BE CONSIDERED ACCEPTABLE.
- (iv) BE SUPPORTED BY THE RESULTS OF SURVEYS OR OTHER INFORMATION DEMONSTRATING THAT THERE IS A NEED WITHIN THE LOCAL COMMUNITY FOR SUCH A SCHEME AND THAT THE PROPOSAL IS ECONOMICALLY VIABLE.
- (v) BE SUBJECT TO A LEGAL AGREEMENT ESTABLISHING A MECHANISM FOR THE MANAGEMENT OF THE SCHEME BY, FOR EXAMPLE, A HOUSING ASSOCIATION, VILLAGE TRUST, OR SIMILAR ORGANISATION WHICH WILL ENSURE THAT INITIAL AND

SUBSEQUENT OCCUPANCY IS RESTRICTED TO PEOPLE IN HOUSING NEED WITH A STRONG DEMONSTRABLE LOCAL CONNECTION.

- (vi) BE COMPLEMENTARY IN LAYOUT AND DESIGN TO THE CHARACTER OF THE VILLAGE CONCERNED. PROPOSALS WILL ALSO BE SUBJECT TO THE REQUIREMENTS OF PLANNING POLICIES FOR DEVELOPMENT IN RURAL AREAS GENERALLY AND, WHERE APPROPRIATE, TO THE PARTICULAR POLICIES WHICH APPLY IN THE CHILTERN'S AREA OF OUTSTANDING NATURAL BEAUTY, THE AREAS OF GREAT LANDSCAPE VALUE AND CONSERVATION AREAS. ACCOUNT WILL ALSO BE TAKEN OF THE EFFECTS ON INFRASTRUCTURE, SERVICES AND ROAD TRAFFIC CONDITIONS.

Having regard to the above criteria we consider that the proposal can be assessed as follows:

- i. The site lies at the edge of the existing village envelope, approximately 300 metres from The Green and would be built as an extension to Rushmore Close, itself a rural exception site dating from the early 1990's. The scale and density of the proposal are considered to harmonise with the locality and would form a natural extension to the village.
- ii. The proposed development is for 12 dwellings and therefore does not accord with the policy maximum of 10. However the applicant has demonstrated through the submitted primary research of the BRCC survey, and a desktop Housing Market Profile analysis that there is a demonstrable need for between 12 and 28 affordable dwellings in Caddington. The BRCC survey is the current standard approach for assessing rural parish housing need, the conclusion of which supports the size (12 units) of this proposal.

Furthermore the type of dwellings forming this proposal would be beneficial to the local community. The development consists of an above average number of priority units (larger family homes for social rent) all of which would meet need identified by the surveys. The scheme also includes two affordable bungalows, none of which have been developed in the district for over two years due to their land-take and associated cost. Bungalows are in extremely high demand by those who can live in no other accommodation, therefore the offer by the applicant (Jephson housing Association) to deliver such units would be extremely welcomed by the Council's Housing Service.

In addition to the demonstrated demand the applicant makes a case for 12 units being a more efficient use of land, in that should only 10 be delivered, a plot of land would remain unused and unsuitable for anything else.

- iii. The proposed tenure of the development would accord with this criterion with the dwellings being for rent or shared ownership up to a maximum equity share of 80%
- iv. As discussed above the applicant has submitted, as part of the application, both a BRCC (Bedfordshire Rural Community Charity Rural Housing Enabler) survey and a desktop Housing Market Profile analysis. These have been accepted by the Council's Housing Service as demonstrating a need for the proposed level of affordable housing within Caddington.

- v. The applicant has submitted a legal agreement pursuant to Section 106 of the Town and Country Planning Act which deals with the long term occupation and management of the proposed development to ensure that the dwellings remain as affordable housing serving people with a strong local connection to Caddington.
- vi. The issues relating to this criteria are discussed individually below.

2. Design & Appearance

The design and layout of the proposed dwellings are such that they would respect the prevailing character of the area and would harmonise well with the existing development in Rushmore Close.

3. Affect on Trees

Following the submission of the application the site was visited by the Council's Tree & Landscape Officer who assessed that a number of high quality trees that would be affected by the development. Those trees have now been protected by a Tree Preservation Order and the layout amended to ensure that they would be unaffected by the development. The Tree & Landscape Officer raises no objection to the amended plans and recommends the imposition of a number of planning conditions to ensure that the trees are safeguarded during construction works.

4. Archaeology

The application site is located within an archaeologically sensitive area, as such the developer was asked to undertake archaeological field evaluation prior to the determination of the application. The results of the evaluation have been assessed by the Council's Archaeological Team who consider that the proposal would be likely to result in significant damage to Palaeolithic and Iron Age remains. However this does not represent an overriding constraint upon development provided provision is made for a full investigation and record of all remains being undertaken. This can be secured through the imposition of a planning condition.

5. Relationship with Public Footpath

The application is crossed at its western edge by a public footpath leading from Chaul End Road behind the existing vegetated highway verge and towards Chaul End to the north. The layout of the site has been amended to ensure that the footpath is properly accommodated and would remain unaffected by development. The developer has offered to make a contribution towards the surfacing of the public footpath running through part of the site.

6. Access & Parking

Rushmore Close is maintained at public expense and is of sufficient geometry to accommodate the additional development. The scheme proposes the construction of an adoptable road measuring 5.5 metres in width, with a 2 metre wide footway either side of the carriageway which would accord with the Council's highway standards. The proposed turning area is of sufficient size to accommodate a refuse sized vehicle and the proposed levels of parking are acceptable.

Planning Obligations

This application was submitted prior to the adoption of the Planning Obligations strategy for Southern Bedfordshire and accordingly its provisions do not apply to this scheme. The applicant however as part of this application has offered to make financial contributions towards the following:

- the surfacing of the public footpath running through part of the site;
- the provision of a bin for canine waste to be sited adjacent to the public footpath; and
- a commuted sum towards the emptying of the bin for a period of 20 years.

These contributions would be secured through the legal agreement referred to previously.

Reasons for Granting

The proposed development fails to comply with the second criterion of Policy H5 and therefore represents inappropriate development in the Green Belt. However we consider for the reasons discussed previously that the applicant has demonstrated a case for 'very special circumstances' that justifies an exception being made in this instance. In all other respects we consider that the proposal accords with both the provisions of relevant national guidance and all relevant planning policies within the Development Plan and that there are no material considerations that dictate any other decision should be made.

Recommendation

That the application be referred to the Secretary of State as a departure from the approved Development Plan and, subject to it not being called in by him for his decision, that Planning Permission be GRANTED subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to control the management and occupation of the dwellings and subject to the following:

- 1 The development 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 **Development shall not commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.**
REASON: To ensure that remains of archaeological importance likely to be disturbed in the course of the development are adequately recorded.
- 3 **Before development begins, the developer shall submit to the Council, both electronically and in writing:**
 - a) a Phase I Desk Study incorporating a site walkover, site history, maps and all further features of industry best practise relating to potential contamination;
 - b) where shown to be necessary by the Phase I Desk Study, a Phase II Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling;
 - c) where shown to be necessary by the Phase II investigation, a Phase III detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment;

d) on completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase IV validation report to incorporate photographs, material transport tickets and sampling.

Any remediation scheme and any variations shall be agreed in writing by the Local Planning Authority prior to the commencement of works. This should include responses to any unexpected contamination discovered during development.

REASON: To protect human health and the environment.

4 Before development begins, a scheme for the protection of trees shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the programme for its implementation.

REASON: To agree all aspects of tree protection measures and aspects of their implementation and sequencing.

5 Before development begins, and notwithstanding the details included with the application, a landscaping scheme to include any hard surfaces and earth mounding 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 for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

REASON: To ensure a satisfactory standard of landscaping.
(Policy BE8 S.B.L.P.R).

6 Before development begins, samples of the materials to be used for the external walls and roofs of all new buildings shall be 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 buildings.
(Policy BE8 S.B.L.P.R).

7 Before development begins, a scheme for screen fencing and/or screen walling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.

REASON: To safeguard the amenity of the area.
(Policy BE8 S.B.L.P.R).

8 Before development begins, the positions of the proposed access road and dwellings shall be pegged out on site and their positions approved in writing by the Local Planning Authority.

REASON: To enable consideration to be given to the precise layout of the development.

(Policy BE8 S.B.L.P.R).

- 9 Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details before the development is first occupied or brought into use.
REASON: To ensure satisfactory drainage of the site.
- 10 Development shall not begin until details of the junction between the proposed estate road and the highway have been approved by the Local Planning Authority and no building shall be occupied until that junction has been constructed in accordance with the approved details.
REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.
- 11 Development shall not begin until the detailed plans and sections of the proposed roads, including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.
REASON: To ensure that the proposed roadworks are constructed to an adequate standard.
- 12 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.
REASON: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.
- 13 Before development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
REASON: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.
- 14 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.
- 15 The existing public footpath shall be retained in the position shown on the approved drawings with an unobstructed width of 2.0 metres, with an additional verge of 1.0 metres adjacent to the rear of the dwellings hereby

permitted.

REASON: To ensure the public right of way is unaffected by the development.

- 16 The arboricultural consultant will carry out supervision in strict accordance with the methodology set out in Section 3 "Monitoring and Supervision" of the Arboricultural Method Statement produced by ACD (Ref. BHD17090amsA) that forms part of the application. The monthly site visits will be recorded and completed on the standard pro-forms as set out in Appendix 2 of the Method Statement, with copies sent to both the Developer and to the Council's Arboricultural Officer. The arboricultural consultant should ensure that appropriate protective measures are in place before any works start on site. Once the site is working, it will be the responsibility of the arboricultural consultant to switch to a role of monitoring compliance with the arboricultural conditions and to advise the Council arboricultural officer and developer on any tree problems that arise or modifications that become necessary.
REASON: To establish a system that will ensure that satisfactory tree protection measures are implemented and maintained thereafter, and to enable the satisfactory discharge of conditions.
- 17 Before construction starts, the Council will require that any crown lifting works are carried out only to facilitate access and in any case should not exceed the recommendations set out in Section 9 "Tree Surgery and Removal" of the Arboricultural Method Statement.
REASON: To prevent excessive tree works which exceed that required to implement the planning consent.
- 18 The precise location of Tree Protection Barriers must be installed in strict accordance with the Tree Protection Plan prepared by ACD (Drawing No. BHD 17090-03A) before any development activity starts. The fencing shall be erected in strict accordance with Section 7 "Tree Protection Fencing" of the Arboricultural Method Statement.
REASON: To ensure the satisfactory protection of the trunk, branches and rooting medium within the Root Protection Area of all retained trees and to establish a Construction Exclusion Zone.
- 19 The installation of services should be so designed that they are excluded from the Root Protection Area. However, where this is unavoidable, any new services within the Root Protection Areas should be installed with care as set out in Section 11 "Installation of Underground Services" of the Arboricultural Method Statement .
REASON: To safeguard the integrity of the rooting medium within the Root Protection Area.
- 20 All installations of wooden fence posts within the Root Protection Areas will be carried out in strict accordance with Section 12 "Installation of Boundary Fencing Within Protected Areas" of the Arboricultural Method Statement.
REASON: To prevent root and trunk damage to the trees in order to safeguard the integrity of the rooting medium.
- 21 All soft landscaping operations within the Root Protection Areas will be carried out in strict accordance with Section 10 "Soft Landscaping" of the Arboricultural Method Statement.
REASON: To prevent root damage from heavy cultivation work in order to

safeguard the integrity of the rooting medium.

- 22 Before any vehicular access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.
REASON: To provide adequate visibility between the highway and the proposed vehicle accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.
- 23 No dwelling shall be occupied until the visibility splay at the junction of Rushmore Close and Collings Wells Close has been provided. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of Rushmore Close from its junction with Collings Wells Close and 43 metres measured from the centre line of Rushmore Close along the line of the channel of Collings Wells Close. The required vision splays shall, on land in the applicant's control, be kept free of obstruction.
REASON: To provide adequate visibility, and to make the junction safe and convenient for the traffic which is likely to use it.
- 24 No dwelling shall be occupied until the footway on the eastern side of the existing turning area of Rushmore Close has been resurfaced in accordance with details of the approved drawing/or scheme to be submitted to and approved by the Local Planning Authority.
REASON: In the interests of road safety and pedestrian movement.
- 25 The new vehicular access shall enter the public highway at the boundary at such a level as shall be agreed in writing by the Local Planning Authority. Any necessary gradient shall be constructed on the application site entirely outside highway limits.
REASON: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.
- 26 Before the dwellings 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.
- 27 The turning space for vehicles illustrated on the approved plan drawing No 0902/SK-02 shall be constructed before the development is first brought into use.
REASON: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.
- 28 Details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling.
REASON: In the interest of amenity.

- 29 This permission relates only to the details shown on Drawing No.'s 0902/SK-01 & 0902/SK-007 received 25/11/09, 0902/SK-02C & 0902/SK-08 received 15/12/09, 0902/SK-03A & 0902-06A received 17/12/09, 0902/SK-05 received 12/10/09 and BHD17090-03A received 24/11/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 (Quality in the Built Environment)

South Bedfordshire Local Plan Review Policies

H5 (Rural Affordable Housing)

BE8 (Design Considerations)

T10 (Parking - New Developments)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. 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.
4. The applicant is advised that pursuant to Condition 7, the boundary treatment to the rear of the properties backing onto the public footpath should consist of a 1.5 metre close boarded fence topped with a 0.3 metre trellis.
5. The attention of the applicant is drawn to following suggestions made by Natural England for the enhancement of biodiversity through development of the site as required under the Natural Environment and Rural Communities Act (2006):
 - The consideration of using sustainable drainage systems (SUDS), such as permeable hard standing for the carp park areas of the site. This will help to relieve urban runoff during periods of heavy rain;

- Climbing plants, particularly those that are native such as honeysuckle and ivy can provide an important resource for many species of invertebrate, and even birds and bats may benefit. These could potentially be grown up the residential blocks, or even over the cycle shed;

Erection of bat and bird boxes, appropriate to a variety of species.

6. The applicant is reminded that, should groundwater or surface water course be at risk of contamination during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately.
7. The applicant is advised that prior to development commencing a Site Waste Management Plan should be submitted to the Council's Waste & Recycling Service. For future information about this requirement please contact Andrew McWha on 0300 300 4990.
8. 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, to Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre, on 0300 300 8049 quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. 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.
9. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Development Planning and Control Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
10. 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 Planning and Control Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

11. 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 Customer Contact Centre on 0300 300 8049.
12. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
13. The applicant is advised that if it is the intention to request the 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, 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.
14. All roads to be constructed within the site shall be designed in accordance with Bedfordshire County Council's publication "Highway Development Control Design Guide - January 1995" and the Department of the communities and Local Government/Department of Transport's "Manual for Streets", or any amendment thereto.
15. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's "Cycle Parking Guidance - August 2006".

DECISION

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