

Item No. 08**SCHEDULE B**

APPLICATION NUMBER	CB/10/03096/RM
LOCATION	Warren Wood, Fordfield Road, Millbrook
PROPOSAL	Reserved Matters: Development of the land as a forest holiday village including 700 villas, 75 bedroom hotel, 12 bedroom spa accommodation, central buildings and facilities, staff accommodation, 1400 space car park, main access onto Fordfield Road, engineering operations and lakes, hard and soft landscaping and forest management works together with associated works and activities (pursuant to outline planning approval MB/08/00614/FULL dated 30 June 2008). Matters to be considered are appearance, landscaping, layout and scale.
PARISH	Millbrook
WARD	Amphill
WARD COUNCILLORS	
CASE OFFICER	Dee Walker
DATE REGISTERED	26 August 2010
EXPIRY DATE	25 November 2010
APPLICANT	Center Parcs (Operating Company Ltd)
AGENT	NTR Planning
REASON FOR COMMITTEE TO DETERMINE	
RECOMMENDED DECISION	Reserved Matters - Granted

Major application with public interest

Site Location:

The site is located on the southern side of the A507 to the south of Millbrook village. It comprises of an area of mainly coniferous woodland amounting to a total area of 138.0 hectares. The woodland is surrounded on its east, south and west sides by open farmland. Further woodland, incorporating the Millbrook golf course, lies to the north on the opposite side of the A507.

Outline planning permission (MB/05/01066/OUT) was granted by the Secretary of State on 5 September 2007 and a subsequent Section 73 application (MB/08/00614/FULL) was granted on 30 June 2008 for the development and use of the land as a forest holiday village including 700 villas, 75 bedroom hotel, 12 bedroom spa accommodation, 1400 space car park, main access onto Fordfield Road, engineering operations and lakes, hard and soft landscaping and forest management works together with associated works and activities.

The Application:

The application seeks reserved matters approval for the development of the land as a forest holiday village with all the above associated works and activities pursuant to planning approval MB/08/00614/FULL dated 30.08.2008. The principle of the proposal including the location and access has already been determined and the only matters to be considered within this application are appearance, landscaping, layout and scale.

RELEVANT POLICIES:

National Policies (PPG & PPS)

- PPS1 Delivering Sustainable Development (2005)
- PPS 5 Planning for the Historic Environment (2010)
- PPS 7 Sustainable Development in Rural Areas (2004)
- PPS 9 Biodiversity and Geological Conservation (2005)
- PPS25 Development and Flood Risk (2006)

Regional Spatial Strategy

East of England Plan (May 2008)

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

Bedfordshire Structure Plan 2011

N/A

Central Bedfordshire Core Strategy and Development Management Policies 2009

Policies CS14, Central Bedfordshire Adopted Core Strategy and Development
CS16, CS17, DM3, Management Policies (2009)
DM14

Supplementary Planning Guidance

None

Planning History

- | | |
|-------------|--|
| MB/05/01066 | Outline: Development and use of the land as a forest holiday village including 700 villas, 75 bedroom hotel, 12 bedroom spa accommodation, 1400 space car park, main access onto Fordfield Road, engineering operations and lakes, hard and soft landscaping and forest management works together with associated works and activities (All matters reserved except means of access) – Refused 05.07.2006
Appeal Dismissed (APP/J0215/A/06/2024005) – 23.05.2007
Secretary of State – Granted 05.09.2007 |
| MB/08/00614 | Section 73 Determination: Variation of condition 15(b) of planning permission 05/01066/OUT – Approved 30.06.2008 |

This determination is, in effect a power to discharge or amend planning conditions but its actual legal effect is to issue a wholly new planning permission. A determination under this section does not affect the existing planning permission.

**Representations:
(Parish & Neighbours)**

Millbrook PC (MPC)

Re-iterate their comments of the original proposal:

1. If it results in getting the Millbrook roundabout then sooner the better;
2. MPC wanted to ensure that signage on the roundabout made it clear that there should be no oversized vehicles going through the village to the proving ground;
3. MPC wanted signage in the roundabout area pointing towards the church (big issue as no signs on A507), concerns whether emergency services would find it;
4. MPC wanted the bridleway, cycle path and footpaths around the development all separated so users were kept separate (even just low hedges/fences) It is known that the local walking group are very vocal in their request;
5. MPC did not want the upgrade of footpath 10 (or 11) to go ahead. The path is known locally as 'Chapel Path' and is currently approx. 1.0m wide. To upgrade would be a huge undertaking for what was seen as very low usage. Local horse owners that have been spoken to agree that this is not suitable for a bridleway, it exits straight onto the village road.

Steppingley PC (SPC)

Following comments were received:

1. Application appears deficient in that it is an application for approval of matters reserved under approval MB/08/00614/FULL (Variation of a condition) whereas the substantive application to which the various plans now submitted was that contained in the Secretary of States letter of 05.09.2007 (MB/05/01066/OUT);
2. Whether the applicant has addressed those matters of concern contained in the report of the Planning Inspector together with the report of Mr Peter Millman concerning the closure of FP1 and variation to BW21;
3. The applicant has secured simply the principle of permission for this development within the greenbelt, it is insufficient for the applicant not to have addressed those matters of particular concern namely materials, lighting and sound intrusion;
4. SPC request that no materials should be used which are visible from outside the wood which would be of urban quality and woodland;
5. No information as to the control of skyglow and light intrusion i.e. light spilling beyond the boundary of the property on which the light is located, including light

shining through windows and curtains or any mitigation. This is clearly a matter distinct from the requirement for approval pursuant to planning condition 10. light emission from this development has always been a major concern given that Steppingley is one of the few remaining 'dark sky' zones in this vicinity. SPC asks the applicant to address this concern;

6. SPC can find no details concerning sound attenuation and mitigation. Without adequate measures the green belt, and landscape qualities on which this development is proposed will sustain serious and inappropriate change;
7. SPC ask the agent to provide the citation for 'the House of Lords in Barker';
8. Drawing WSW-L-L-94-211 provides insufficient information to enable it to be ascertained whether the findings of Mr Millman in his 13.02.2009 decision have been sufficiently addressed and therefore asks for proper and adequate information to be submitted that may enable an informed decision to be made as this aspect;
9. Confirmation that no development on this site will commence prior to the completion of the construction of both the Millbrook and Steppingley roundabouts.

Flitwick TC

Town Council supports this application. However concerns remain with regards to additional vehicular movements within the town and that the installation of the roundabout at Millbrook crossroads is undertaken prior to the start of development.

Amphill T C

The application is supported

Aspley Guise PC

No comments received

Eversholt P C

No comments received

Husborne Crawley PC

No comments received

Lidlington PC

No comments received

Marston Moretaine PC

No objections

Ridgmont PC

No comments received

Westoning PC

No comments received

Woburn PC

No comments received

Adjacent Occupiers

Robinson & Hall, Bedford

Representation made on behalf of their client, an adjacent land owner.

Their client supports the principle of the development but has concerns regarding the proposed layout. The drawing shows the siting of several holiday lodges and staff accommodation. These will be within close proximity to existing agricultural operation which may cause potential nuisance issues and complaints being raised in the future. Issues could be raised in relation to potential odour and other nuisance associated with keeping livestock. Furthermore, the Town & Country Planning (General permitted Development) Order revokes any permitted development rights for the erection of buildings for agricultural uses which may cause nuisance issues (such

as slurry tanks, livestock buildings) which are within 400.0m of residential accommodation. It is therefore requested that when considering the layout of the proposed lodges and staff accommodation, the following options are considered:

1. The layout of the proposed site is altered so that all accommodation is situated 400.0m from existing agricultural operations;
2. The applicant provides conclusive evidence that the risk of any potential complaints arising from this adjoining land use has been considered and assessed.

Consultations/Publicity responses

Site Notices Posted	31.08.2010 – Byway signpost at A507 31.08.2010 – Footpath sign at A507 crossing 31.08.2010 – At site entrance, Fordfield Road
Newspaper Advert	10.09.2010
Ampthill & District Preservation Society	No comments received
Anglian Water Services Ltd	No objections raised
Bedfordshire Police Architectural Liaison Officer	No objections raised
I.D.B	No comments received
Beds Rights of Way Association	No comments received
Building Control	No comments received
CPRE	No comments received
Countryside Access Service	No comments received
Cycling Campaign	No comments received
Disability Discrimination Officer	No comments to make with regards to disabled access
Environment Agency	No comment to make on this reserved matters application
Fire Safety Dept.	No objection to the application
Flitwick Local History Society	No comments received
HSE	No comments received
Marston Vale Community Forest	Comments received regarding the funds secured by the Section 106 Legal Agreement towards woodland creation.
Ramblers Association	No comments received
Minerals & Waste	No comments received
Natural England	No comment to make on this application but this should not be interpreted as a statement that there is no impacts on the natural environment
Public Protection Team	No comments to make on this application
Rights of Way Officer	No comments received
RSPB	No comments received
Sustainable Growth/Climate Change	No comments received
Sustainable Transport,	No comments received

Cycling & Walking Team

British Horse Society	No comments received
Greensand Trust	No comments received
Tree & Landscape Team	No comments received
Waste/recycling Team	No comments received
Wildlife Trust for Beds	No comments received
Other third party	<u>Network Rail</u> – no observations to make

Determining Issues

The main considerations of the application are;

1. Principle of Development
2. Landscape & Visual Implications
3. Appearance
4. Layout
5. Scale
6. Conclusion
7. Other Considerations
 - 7.1 Transport Implications
 - 7.2 Ecology and Nature Conservation
 - 7.3 Archaeology & Cultural Heritage Assessment
 - 7.4 Land Use & Forestry
 - 7.5 Noise & Vibration Assessment
 - 7.6 Air Quality Assessment
 - 7.7 Light Effects
 - 7.8 Geology & Soil Conditions
 - 7.9 Water Resources
 - 7.10 Energy Utilities
 - 7.11 Economic & Tourism Assessment
 - 7.12 Recreation & Community Resources
 - 7.13 Waste

Considerations

1. Principle of Development

Outline planning permission was granted by the Secretary of State for Communities and Local Government on 5 September 2007 under planning ref: MB/05/01066/OUT subject to conditions and a Section 106 Legal Agreement.

In 2008, Center Parc's submitted a section 73 determination for the variation of the wording to condition 15(b) of the outline consent MB/05/01066/OUT. The original wording of condition 15(b) states:

'No construction work shall take place during the bird nesting season as defined by section 2 of the Wildlife and Countryside Act 1981'.

The applicant requested to vary the wording to:

'No clearance of vegetation shall take place during the bird nesting period of March to July inclusive, unless a survey of the clearance area has been

submitted to, and approved in writing by, the Local Planning Authority, demonstrating that there are no birds nesting within the clearance area.'

The application was approved on 30 June 2008. Under Section 73 of the Town and Country Planning Act 1990 an application may be made to the Local Planning Authority for the development of land without compliance with conditions subject to which a planning permission was granted. It is, in effect a power to discharge or amend planning conditions but its actual legal effect is to issue a wholly new planning permission. A determination under this section does not affect the existing planning permission.

The principal of the Center Parc's development in the countryside and in green belt was considered at the outline application stage. The application was allowed by the Secretary of State following an Inquiry and it is not within the scope of the Local Planning Authority to re-visit these issues within this application. This reserved matters application is therefore solely dealing with the landscaping and layout of the site together with the design, siting and external appearance of all buildings on the site.

Condition 4 attached to planning permission MB/08/00816/FULL set out the gross external floor space for some of the buildings on site. The condition requires that the development and all reserved matters application pursuant to the outline planning permission shall not materially depart from such figures. Overall, the floor space for the specified buildings is less than the total set out within condition 4. Although the technical services building and arrivals lodge are slightly larger, it is not considered to be a material departure for that approved.

2. Landscape & Visual Implications

The applicant has submitted extensive landscaping details and these have been subject to pre-application negotiations to ensure the correct level is achieved. It is the applicant's ethos that their holiday villages are encompassed within woodland and as such they have worked to maintain a good level of forest cover and natural features on the site. The most significant landscape features are the undulating topography position, extensive woodland cover and its location within designated green belt. These were considered in great detail within the ES.

The ES itself addressed issues such as tree cover, public rights of way and access, views from settlements and public rights of way, effect on locally designated landscape and general effect on green belt. The master plan was developed to minimise adverse landscape and visual effects through the siting of buildings and infrastructure as well as assessing the qualities of the forest cover on site. The ES concluded that the overall effects would generally be minor to no effect in the short term and would be reduced to generally no effect in the long term (within five years).

The site master plan submitted with the reserved matters application and the location zones of the buildings was agreed by the Secretary of State, the site topography has influenced the design of the buildings which work with the land and no buildings are to be visible over the top of the retained forest cover. The site is to remain a wooded element in the landscape and the landscaping plan encompasses a mix of additional woodland planting, under planting and the introduction of heathland. The presences of landscaping bunds are a new feature to this area, however they were considered within the inspectors report

and they were considered capable of being assimilated into the current landscape.

The Public Rights of Way will be affected through the diversion order as well as the newly created routes. The ES concluded that initially there would be a minor to no effect impact in the short term reducing to no effect in the long term. New woodland under planting is proposed and as this continues to establish in the longer term, it will screen any built form within the site and maintain attractive walks within a wooded environment.

The visual impact to local settlements was considered minor to no effect in the short term reducing to no effect in the long term within the ES. Settlements highlighted within the ES were Millbrook, Steppingley, Ampthill and Flitwick. The development of the master plan and careful siting of built form has mitigated through design this visual impact. Additional planting and screen bunding (where appropriate) will lessen any impact as it becomes established. The Landscape Partnership acting for the Council, has reviewed the submitted landscaping details and although considers them satisfactory in respect of level of landscaping, made comments with regards to screen bunding and the layout of the new bridleway adjacent to the A507 and these are set out below.

Screen Bunding

The Landscape Partnership noted that although the landscaping details set out the location and footprint of the screen bunding no further details have been provided with regards to their profile and height. Although it is considered that the proposed location of the bunding is acceptable, a condition will be attached to any consent granted for further details on the height and profile of the bunding to ensure the screen bunding is profiled to form natural contours and to avoid appearing 'engineered' especially at the ends of the bunds which should slope down gently and tie into existing ground levels. They also note that there is some additional bunding in places and some to be reduced near to the energy centre. This is considered acceptable changes.

Furthermore, it is noted that the landscaping plans shows additional screen bunding over the summit of Fox Covert (adjacent to lodge clusters 4, 5, 6 and 7), which was previously shown on the lower slopes only. A high mound will appear incongruous in this location and as such a condition will be attached to any consent granted to modify the screen bunding to the lower slopes only, as set out in the outline parameter plans.

Layout of Bridleway

The Landscape Partnership raised a concern with regards to the route of the proposed bridleway adjacent to the A507 against the presence of WW1 trenches. This route was a matter agreed by the Planning Inspectorate at the Public Inquiry and as such cannot be re-visited within the remit of this application.

Condition 11 attached to planning permission MB/08/00614/FULL is an informative for the reserved matter application and part (e) requires no bunding to be near deciduous trees. The landscape details shows some bunding adjacent to lodge clusters 10, 11 and 15 (south east edge of the site), which will be near to a couple of clusters of deciduous trees. This has been considered by the Tree and Landscape Officer and as it does not go outside the scope of the

overall landscaping details. The overall material impact is not considered significant that it would depart from the approved parameters.

To summarise, the landscape details submitted for approval are considered to provide what the ES envisaged and are considered acceptable to the Local Planning Authority.

3. Appearance

The appearance of the buildings will compliment this rural location by the use of materials proposed, namely stain cedar cladding, stone effect masonry, rendered and cedar shingle roof. The location of the buildings has worked with the existing topography of the site to ensure that they blend into the woodland appearance. Given their location, they will not be visible above the tree cover or prominent from any public viewpoint.

The lodges differ in height to enhance the occupiers experience while staying at the forest village. The roof of the lodges have been amended from flat to pitched, which in turn has resulted in an overall height difference. However, this is not considered to have materially departed from the outline and on visual impact grounds is acceptable.

It is acknowledged that at certain points along the Public Right of Way around the site, lodges will be visible through the tree cover but given the topography of the site and the landscape enhancements, this will diminish in the long term.

Policy CS14 requires development to respect the local context, the varied character and the local distinctiveness of Central Bedfordshire's places, spaces and buildings. The proposals have been located so as to minimise visibility of proposed buildings and structures and to retain woodland and other vegetation. The proposed development would therefore retain the existing character of the area to a great extent and accord with policy CS14.

4. Layout

The layout of the site was agreed by the Secretary of State within the parameter plan set out in the ES. This drawing set out the zones for each of the main buildings, lodge clusters and associated access routes. All the main buildings are in accordance with the parameters plan and although over the development of each building minor changes have been made these are still within the relevant building envelope. The car park layout has been altered to provide a more workable access to ensure vehicles can draw off the highway while waiting on changeover days. However, the revised layout is acceptable and within the parameters plan.

The location of lodges have been altered to work around the trees on site, this is considered acceptable in order to retain the maximum amount of tree cover.

Overall, the layout of the site is the same as the parameter plan and the amendments that have been made are not considered to be to the detriment of the site.

5. Scale

The parameter plan in the ES set out the envelopes for the buildings as well as detailing height parameters. The main centre buildings have been set well within

the land to ensure that they do not appear of the tree cover and by building this into the design it ensures the scale of the buildings are kept to a minimum. The level of buildings on site has not altered and therefore the overall scale of the development is in accordance with the ES.

6. Conclusion

In conclusion the details for the landscaping, appearance, layout and scale are considered to accord with what the ES envisaged and conform to policies CS14, CS16, CS17, DM3 and DM14 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009.

7. Other Considerations

The following matters are details dealt with as part of the ES and although do not form part of the approval of this application, are just as important to ensure the development accords with the ES. However, most of the matters below have been considered in detail through conditions attached to the outline application.

7.1 Transport Implications

A Transport Assessment was submitted as part of the Environmental Statement (ES) to examine the implications of the proposed development on the transport network. The normal pattern of Center Parc's operation is for guests to arrive and leave on designated changeover days, these being Mondays and Fridays. Whilst the development will generate additional traffic, a number of improvements and mitigation measures have been included to deal with the traffic. The ES concluded that worst case scenario would be a moderate/minor adverse impact.

As part of the Section 106 Legal Agreement, there are to be improvements to the A507 as well as the submission of a Construction Travel Plan and Holiday Village Travel Plan to address the issue of intensification of traffic and how it will be controlled. The Travel Plans encourage the use of sustainable modes of transport for both the construction and operational phase of development. The Sustainable Transport Team were consulted on the travel plans and found them acceptable.

The improvements to the A507 are required to be completed prior to the commencement of development on site and therefore the locality will benefit from this improvement before any additional traffic is created. The entrance to the site has been improved to include a link road to ensure that visitors entering the site on changeover day can wait within the site grounds rather than on the highway. The Local Highway Authority has been involved with this revised and the overall highway works and considers them satisfactory in highway terms. It is therefore considered that the local road network will not be significantly affected by the development.

Both the Millbrook and Steppingley Roundabouts form part of the Section 106 and 278 Legal Agreements and as such do not form part of this application. The delivery of these is set out within the relevant legal agreements.

7.2 Ecology and Nature Conservation

The site's woodland are designated as a County Wildlife Site (CWS) although this designation does not necessarily reflect the current ecological value of the area. The ES identified pockets of protected species (lizard, badger, and lesser

spotted woodpeckers), veteran and other broadleaved woodlands, wet woodlands and other habitats such as remnants of an ancient boundary hedgerow. Where necessary these were protected in the design of the proposal. The only feature that will be affected is the remnant lizard population, which was moved into the reptile protection zone in the north east corner of the site until such a time after construction is complete.

The ES also set out the mitigation measures to protect and enhance the ecology and nature conservation of the site that included no construction works within 20.0m of any badger sett, no veteran broadleaved trees will be affected, nesting sites used by lesser spotted woodpeckers are to be retained with a 30.0m buffer zone and no development will affect the remnant hedgerow.

A condition was attached to the outline permission for the submission of a Forest and Ecology Management Plan and this was reviewed by the Councils Tree and Landscape Officer and Ecologist. They concluded that it was a very thorough document utilising tried and tested methods from other Center Parc's forest villages. They encourage the retention of veteran trees and the exclusion of development from the majority of Breakheart Hill to prevent disturbance to the badgers. The value of the County Wildlife Site is mentioned as being for its potential for heathland redevelopment and given that this forms part of the overall landscape enhancement programme they supported the plans proposed.

In policy terms, policy CS16 requires the varied countryside character and local distinctiveness, as identified in the Mid Bedfordshire Landscape Character Assessment, to be conserved and enhanced. Woodlands, including ancient and semi-natural woodland, hedgerows and veteran trees should be conserved and woodland created within the Forest of Marston Vale. The proposals seek to retain woodland and specifically veteran trees within the site and will have very little impact on the character of the landscape within with the Center Parc's development will be located.

7.3 Archaeology & Cultural Heritage Assessment

The site contains no nationally important archaeological sites (Scheduled Ancient Monuments) and the background work for the ES indicated that there were very few archaeological remains, listed buildings or other heritage features occurring on or in close proximity of the site. The ES concluded that there will be no significant direct or indirect effect on archaeological remains or on any of the listed buildings in the wider area of the site.

As part of condition 14 attached to the outline permission, a written scheme for the method statement, evaluation trenching and mitigation of the archaeological investigation on site was submitted. This was subsequently approved following consultation with the relevant Archaeological Officer at that time. It concluded that should any excavation result in remains being found, these would be recorded together with any other evidence on the site.

The siting of buildings is relatively similar to the illustrative layout plan within the outline application. As further investigations are required before and during the construction phase, it is considered that this matter will be monitored throughout.

7.4 Land Use & Forestry

The existing land use of the site comprises or a private commercial coniferous

forest managed under a clear fell rotation system working to an agreed forest management plan registered with the Forestry Commission. The site also includes a small area of pasture to the north east. The main impacts will be mature evergreen tree loss through thinning and removal of areas of young compartment growth mainly as a result of the development of the centre buildings, ancillary buildings, lodges and car parking. The ES concluded the impact would be minor to moderate adverse in the short term and minor beneficial in the longer term.

A Forest and Ecology Plan that was submitted for condition 19 detailed the management of the woodland as well as the establishment of new woodland planting and general understorey planting. The Tree and Landscape Officer has been continuously involved with the project since the outline stage and considers the level of detail satisfactory.

7.5 Noise & Vibration Assessment

The ES outlined the possible impacts of the construction and operational phases in respect of noise and vibration. Within the construction phase works will take place over a limited timescale and only during permitted hours. The impacts were only considered to be moderate in the vicinity of the site entrance and minor adverse closer to the centre of the site. There were no significant impacts anticipated with regards to vibration. During the operation of the site, a minor adverse residual impact was concluded taking into account the perceptible increase in road traffic noise on changeover days, onsite plant and equipment.

A Construction and Environmental Plan was submitted to outline a number of issues that will be affected by the construction of the development – protection of habitats, tree protection, hours of work, traffic routing, air quality, parking, wheel cleaning facilities, on site routes and storage of hazardous waste. The Public Protection Team was consulted on the plan to ensure that the details according with the Council's standard for noise levels. They were satisfied that there will be no adverse noise or vibration impact as a result of the development.

7.6 Air Quality Assessment

The ES considered both construction and operational phases of the development. It was concluded that the traffic associated with the development was predicted to increase air pollutant concentrations by a very small amount would not compromise existing Air Quality Standards. The assessment within the ES also included on site heating. Overall, the resultant impact on air quality is considered to be neutral.

Air quality was considered within the Construction and Environmental Plan in respect of mitigating against any sources of dust arising from on site vehicle movements. The Public Protection Team raised no objections.

7.7 Light Effects

Two main effects were considered within the ES: the intrusion of light and the effects on the landscape, coming primarily from direct light sources and illuminated buildings, and the potential for light pollution to affect the view of the night sky (sky glow). The development incorporated tried and tested principles used on existing Center Parc's villages to minimise glare and upward distribution of light. Lighting within the construction phase will be planned under strict guidelines and overall the impact was considered as no significance.

Consultation raised a concern with the lighting of the development. Consideration has been given to this issue under a condition attached to the outline permission. The Public Protection Team was consulted on the Lighting Strategy submitted and was satisfied with the proposals as well as the mechanism to mitigate against any impacts that occur once the site is operational.

7.8 Geology & Soil Conditions

The Woburn Sands Formation outcrops across almost the whole of the site overlying Oxford Clay at depth. The ground investigation completed for the ES did not encounter any hazardous substances or signs of pollution/contamination. In order to limit the visual impact, the two centre buildings will be constructed at levels that require excavation below existing ground levels. The excavation will be completely in the Woburn Sands and the excavated material will be re-used elsewhere on site, in fill used principally for the construction of the lake-retaining embankment and noise bunds. In order to minimise tree loss arising from any excavation, excavated slopes around the main centre buildings will be vertical or near-vertical and will use contiguous bored piling, interlocking timber or other retaining wall techniques in order to retain the soil.

The lodges will be constructed at levels to suit their location on the site and a number of variations of foundation details have been submitted to cover all types of floor platforms throughout the site to minimise damage to tree roots.

Once construction is complete there will be no further changes on the geology or geomorphology of the site.

7.9 Water Resources

The site is underlain by an important aquifer which exists within the Woburn Sands. Groundwater can be found at depths up to 10.0m and there are springs on the southern side feeding ditched that flow to Steppingley Brook on the southern boundary. The development will increase the rate of run-off from built areas but this will be mitigated by adopting infiltration drainage (soakaways and swales) and by directing run-off from the main building centres into the lower lake to control the rate of flow into Steppingley Brook. There are no foul sewers within the proximity of the site that could serve the development but there is a public sewage treatment works to the east between Ampthill and Flitwick. The applicant is to construct an on-site treatment plant which would produce a high quality effluent that will be recycled to the lower lake. This issue is currently being finalised with Anglian Water under the details of condition 9 attached to the outline permission.

The lakes will be constructed in accordance with the Reservoirs Act 1975, which sets out design standards and procedures intended to minimise the risk of failure. In this case the risk of flooding due to failure is considered to be low.

7.10 Energy Utilities

The ES sets out the provision of an on-site combined heat and power plant as part of their Sustainability Strategy. The planning of on site infrastructure and services will use existing roads and tracks to avoid damage to trees. Impacts on the local environment are expected to be of minor adverse impact; however reinforcement of local infrastructure could potentially improve reliability of

services to the immediate area and may have a minor beneficial impact.

The reserved matters application includes an energy centre that will initially house gas boilers in the interim. However, the Local Planning Authority would look favourable on Center Parc's provision for an on-site combined heat and power plant as this would seek to comply with Policy DM1 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009.

7.11 Economic & Tourism Assessment

This issue was decided by the Secretary of State and the ES considers the impact as a major benefit. The design and construction phase is very important although it is only a short term impact into the economy. The ongoing operational phase not only maintains the economic element but also has a benefit to tourism. As part of the S106 obligations a local employment plan and local sourcing plan was submitted to detail how the applicant would encourage local businesses and residents to apply for jobs and tender for supply contracts. The Economic Growth Team was involved from the early stages to assist Center Parc's in the detail of the documents and was satisfied with the final version, which was subsequently approved.

Center Parc's forest holiday villages supply a unique product to the short breaks market. The existing four holiday village sites have a demand throughout the year. The application site is appropriate for the ethos of Center Parc's as their sites are encompassed within woodland. The site layout has been designed so that outdoor activities are an integral part of the village.

7.12 Recreation & Community Resources

The site forms part of the north south public rights of way links extending between the Bedford Estate and surrounding network and the Greensand Ridge and Ampthill Park to the north. The site itself is a private woodland crossed by one footpath and one bridleway and defined to its western edge by a byway.

Following a public enquiry, the relevant public rights of way have been diverted to result in a circular route around the site. The whole site will therefore be available to guests for the enjoyment of outdoor and countryside pursuits with no spill over effect on local open space or adjoining public rights of way network. The ES concluded that the overall effect would be one of minor benefit.

The reserved matters application includes the new public right of way routes that have been finalised in agreement with the Council's Rights of Way Officer. They have ensured that the phasing of works together with the result network is to the benefit of the local community. Policy CS17 seeks a net gain in green infrastructure through the protection and enhancement of assets and provision of new green spaces. Rights of way within the woodland will be retained, as will the woodland itself, protecting it as an asset to the area and part of the local green infrastructure provision.

7.13 Waste

The ES highlights the applicant's commitment to achieving targets for recycling at their existing forest villages. From the start of construction onwards during operation, waste will be produced and this will be managed to ensure as much of it is recycled which is economically viable to do so. The storage of waste

awaiting collection is to be in service yards within sealed waste compactors.

The measures have been designed into the final layout to ensure the service yards can accommodate such storage facilities as well as movement of delivery vehicles. Their main centre buildings are set well within the site and therefore not within the view of the public realm.

Reasons for Granting

In conclusion, the details of the scheme for landscaping, layout, scale and appearance are in conformity with Policies CS14, CS16, CS17, DM3 and DM14 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010), Planning Policy Statement 7 (2004), Planning Policy Statement 9 (2005) and Planning Policy Statement 25 (2006). It is therefore considered **acceptable** and that approval should be granted for the reserved matter details subject to conditions.

RECOMMENDATION

APPROVE the reserved matter details for the application set out above subject to the following condition(s):

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans, numbers:
WSW-L-L-91-200, WSW-L-L-91-201.1, WSW-L-L-91-201.2, WSW-L-L-91-201.3, WSW-L-L-91-201.4, WSW-L-L-91-201.5, WCP-L-L-95-204, WCP-L-L-95-205, WSW-L-L-94-211, WSW-L-L-91-211, WSW-L-L-91-213, WSW-L-L-90-301, WSW-L-L-90-302, WSW-L-L-90-303, WSW-L-L-90-304, WSW-L-L-90-327, WSW-L-L-328, WSW-L-L-90-329, WC1-L-L-90-401, WC2-L-L-90-402, WPH-L-L-90-403, WSW-L-L-90-409, WC1-AL-00-00, WC1-AL-00-1, WC1-AL-00-002, WC1-AL-00-003, WC1-AE-00-1, WC1-AE-00-02, WC1-AE-00-4, WC1-AX-00-4, WC2-AL-00-01, WC2-AL-00-02, WC2-AL-00-03, WC2-AL-00-04, WC2-AE-00-01, WC2-AE-00-02, WC2-AE-00-04, WC2-AX-00-01, WC2-AX-00-02, WC2-AX-00-03, WC2-AX-00-04, WC2-AX-00-05, WC2-AX-00-08, WC2-AX-00-09, WC2-AX-00-10, WC2-AX-00-11, WP-AL-00-01, WP-AE-00-01, WP-AX-00-01, 08/141/SP-001 revO, 08/141/SP-002 revN, 08/141/SP-003 revN, 08/141/SP-004 revN, 08/141/SP-005 revN, 08/141/SP-006 revN, 08/141/SP-011 revF, 08/141/SP-012 revG, 08/141/SP-013 revG, 08/141/SP-014 revG, 08/141/SP-021 revH, 08/141/SP-022 revC, 08/141/SP-023, 08/1414/CE-007a, 08/1414/CE-007b, 08/141/CE-008 revA, 08/1414/CE-009, 08/1414/CE-010 rev A, 08/1414/CE-011 rev A, 08/1414/CE-018 rev A, 08/1414/CE-019 rev A, 08/1414/CE-022 rev A, 08/1414/CE-025 rev A, 08/1414/CE-028 rev A, 08/1414/CE-033, 08/1414/CE-036 rev B, 08/141/CE-037, 08/141/CE-39, 08/1414/CE-040, 08/1414/CE-079, 08/1414/CE-082A, 08/1414/CE-084, 08/1414/CE-087, 08/141/CE088A, 08/141/AP-001 revF, 08/141/AP-021 revD, 08/141/AP-041 revG, 08/141/AP-061 revH, 08/141/AP-071 revA, 08/141/AP-081 revE, 08/141/AP-091a revA, 08/141/AP-101 revF, 08/141/AP-102 revB, 08/141/AP-103, 08/141/AP-110 revA, 08/141/AE-001 revC, 08/141/AE-041 revC, 08/1414/LP-001 revC, 08/1414/LP-003 rev D, 08/1414/LP-005 revD, 08/1414/LP-006 revD, 08/1414/LP-007c, 08/1414/LP-008 revD, 08/1414/LP-011 revB, 08/1414/LP-013 revC, 08/1414/LP-015 revC, 08/1414/LP-018 revA, 08/1414/LE-001 revA, 08/1414/LE-002 revA, 08/1414/LE-003 revA, 08/1414/LE-004 revA, 08/1414/LE-005 revA, 08/1414/LE-006 revA, 08/171/LE-007c, 08/1414/LE-008 revB, 08/1414/LE-011, 08/1414/LE-012, 08/1414/LE-013, 08/1414/LE-015, 08/1414/LE-015 revA, 08/1414/LE-018 revA, W-V-S-16-28 Rev.P8, W-V-S-16-29 Rev.P6, W-V-S-16-30 Rev.P7, W-V-S-16-31 Rev.P5, W-V-S-16-32 Rev.P5, W-V-S-16-33 Rev.P5, W-V-S-

16-34 Rev. P2, W-V-S-16-35 Rev.P2, W-V-S-16-36 Rev.P1, W-AB-S-16-01 Rev.P4, W-AB-S-16-02 Rev.P3, W-CB-S-16-20 Rev.P2, W-SW-C95-106, W-SW-C-95-107

- 2 The materials to be used for the external walls and roof shall accord with the details set out on the following approved plans unless otherwise agreed in writing by the Local Planning Authority:

Centre 1 Building

WC1-AE-00-1, WC1-AE-00-02, WC1-AE-00-4

Centre 2 Building

WC2-AE-00-01, WC2-AE-00-02

Ancillary Buildings

08/1414/AE-001C, 08/1414/AP-021D, 08/1414/AE-041C, 08/1414/AP-061H, 08/1414/AP-071A, 08/1414/AP-081E, 08/1414/AP-091aA, 08/1414/AP-101F, 08/1414/AP-102B, 08/1414/AP-103, 08/1414/AP-110A

Lodges

08/1414/LE-001A, 08/1414/LE-002A, 08/1414/LE-003A, 08/1414/LE-004A, 08/1414/LE005A, 08/1414/LE-006A, 08/1414/LE008-B, 08/1414/LE-011, 08/1414/LE-007c, 08/1414/LE-012, 08/1414/LE-013, 08/1414/LE-014, 08/1414/LE-015A, 08/1414/LE-018A

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to complement the visual amenities of the locality.

- 3 **Prior to the commencement of development, details shall be submitted for written approval by the Local Planning Authority setting out the materials to be used for the external walls and roof for the Pancake House/Beach Kiosk. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 4 **Prior to the commencement of development, a scheme detailing the proposed bunding including the levels and contours to be formed, showing the relationship of proposed bunding to existing vegetation and surrounding landform in sections, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new bunding and existing landscape character.

- 5 Approval of the details of street furniture, traffic barriers, signage and non-perimeter fencing within the application site shall be obtained in writing from the Local Planning Authority before such ancillary features are erected or installed.

Reason: To ensure a satisfactory development in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

- 6 The Development shall be carried out in accordance with the following, unless otherwise agreed in writing with the Local Planning Authority:

- (a) no construction work is to take place within 30 metres of any badger set unless an appropriate licence has been obtained;
- (b) no clearance of vegetation shall take place during the bird nesting period of March to July inclusive, unless a survey of the clearance area has been submitted to, and approved in writing by, the Local Planning Authority, demonstrating that there are no birds nesting within that clearance area;
- (c) there shall be no work to the watercourse on the southern boundary except for the purpose of enhancing its habitat structure.

Reason: To protect and safeguard the protected species found on the site; and ensure all impacts from the development are taken into account and mitigated. In accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

- 7 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.