

Item No. 7

APPLICATION NUMBER	CB/11/04445/OUT
LOCATION	Land At Moreteyne Farm, Wood End, Marston Moretaine
PROPOSAL	Outline Application: mixed use development on 14.5ha comprising up to 125 new dwellings including affordable housing on 4.15ha, employment uses (class B1 and B8) on 7.01ha, allotments, landscaping, balancing ponds and amenity space on 3.34ha.
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Dee Walker
DATE REGISTERED	28 December 2011
EXPIRY DATE	28 March 2012
APPLICANT	Hallam Land Management Ltd C/o agent
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Due to scale of development, policy requirements and issues raised by Parish Council
RECOMMENDED DECISION	Outline Application - Granted

Recommendation

It is recommended that subject to the satisfactory completion of a Section 106 Legal Agreement requiring contributions towards those matters set out in the report and provided no new issues are raised then **APPROVE** planning permission subject to the conditions detailed below. However, if there are any minor changes or adjustments to the conditions considered necessary by the Head of Development Management then it is requested that these changes be delegated to the Head of Development Management or a Planning Manager.

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 2 Approval of the details of:-
 - (a) the layout of the building(s);
 - (b) the scale of the building(s);
 - (c) the appearance of the building(s);
 - (d) the landscaping of the site;

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and the development shall be implemented as approved.

Reason: To enable the Local Planning Authority to exercise control over the said matters which are not particularised in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 4 **Prior to the submission of the first reserved matters application, a detailed design code for the development shall be submitted and approved in writing by the Local Planning Authority. The detailed design code shall demonstrate how the objectives of the Design and Access Statement will be met, and shall be in accordance with the drawings and documents referred to in Condition 1 above. The design code shall:**

- **outline the street network/hierarchy and include cross sections for each street type that outline the various applicable elements within the cross section, including overall range of building line distance(s), set backs/privacy strip(s), cycle lane(s) (if applicable), verge width(s), pavement width(s) , any on street parking, bus stops (if applicable) and carriageway width(s). Details of surface material type(s) will also be provided.**
- **identify any character areas within which the following design principles shall be identified:**
 - **public realm including details of landscaping, public art opportunities, public realm material types (landscape, street furniture etc) and refuse collection.**
 - **block principles including ranges for plot widths and depths, building lines, frontages and set backs, any on plot or other parking, cycle parking, servicing and storage and collection of waste.**
 - **boundary treatments including types to front, side and rear boundaries.**
 - **building types & uses.**
 - **building densities and heights.**

- key gateways, landmark buildings, vistas and frontages.
- architectural detailing and materials including key roofscape principles, building material types & design details: including signage and lighting (where applicable).
- environmental and sustainability standards including details of any sustainable urban drainage system (“SUDS”) serving that area. The development of each area shall be carried out in accordance with the approved design code for that area.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policy DM3 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies (2009).

- 5 **No development shall take place until a Scheme of Archaeological Resource Management has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: To record and advance understanding of the archaeological resource which will be unavoidably impacted upon as a consequence of the development.

- 6 **Development shall not begin within the portion of the site termed the 'Southern Catchment' until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

The scheme shall be based upon the principles contained within the Flood Risk Assessment (FRA) dated 1 November 2011 reference 1369/FRA/revision 01, compiled by Brookbanks Consulting Ltd and shall contain details of the following:

- 1. Detailed surface water calculations for post-development proposals, using the impermeability factor of 0.85 as given in section 5.16 of the agreed FRA;**
- 2. Detailed post-development storm event simulation results, demonstrating the performance of the proposed surface water system;**
- 3. Detailed calculations of the required attenuation in order to limit the surface water runoff from the site to rates no greater than those contained in figure 5b in section 5.16 within the agreed FRA;**
- 4. Detailed drawings showing the position, location, gradient, dimensions and levels of the proposed surface water drainage**

- system. Pipe reference numbers that concur with the storm simulation results should be clearly labelled;
5. Details of any above-surface overland flows in the case of system exceedance or failure and demonstration of the proposed management of such flows;
 6. Details of the proposed method of flow control. If this is to be a vortex flow control, the manufacturers discharge curve demonstrating suitability of design should be included; and
 7. Full details of the proposed maintenance of every element of the proposed drainage system.

Reason: To prevent the increased risk of flooding and ensure future maintenance of surface water drainage system.

- 7 **No development shall commence until a surface water strategy has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the local planning authority.**

Reason: To prevent environmental and amenity problems arising from flooding.

- 8 **Prior to the commencement of development, a site waste management plan shall be submitted to and approved in writing by the local planning authority.**

Reason: To ensure the provision of an adequate waste management plan for the proposed development

- 9 **Prior to the commencement of development, full details of the acoustic fencing to be provided between the residential development and the realigned A421 shall be submitted and approved in writing by the Local Planning Authority. The approved fence shall be retained hereafter.**

Reason: To safeguard the amenities which the future occupiers of the residential development might reasonably expect to enjoy.

- 10 **Prior to commencement of development full engineering details of the access arrangements and other highway works shown for indicative purposes on plan 1369/HL/01 shall be submitted to and approved by the Local Planning Authority and no building approved under any subsequent reserved matters application shall be brought into use until such time as the agreed works have been implemented. The Highway works shall include a new pedestrian crossing over Bedford Road (C94).**

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

- 11 **Development shall not commence until a scheme detailing access**

provision to and from the site for construction traffic has been submitted to and approved in writing by the Local Planning Authority. Details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress. The scheme shall be operated throughout the period of construction work.

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

- 12 Development shall not commence until a scheme detailing provision for on site parking for construction workers and deliveries 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.

- 13 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.

- 14 Before the new accesses are first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the highway works hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 15 Any reserved matters development shall not begin until the detailed plans and sections of the proposed internal estate 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.

- 16 Reserved matters development shall not be commenced until a site wide travel plan has been submitted to and approved in writing by the Council, such a travel plan to include details of:

- Predicted travel to and from the site and targets to reduce car use.

- Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks.
- Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport.
- Detailed 'Action Plan' to include specific timetabled measures designed to promote travel choice and who will be responsible
- Plans for monitoring and review upon first occupation and annually thereafter for a period of 5 years at which time the resulting revised action plan shall be submitted to and approved in writing by the planning authority.
- Details of provision of cycle parking in accordance with Central Bedfordshire Council guidelines.
- Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs. Welcome pack to include:
 - Site specific travel and transport information,
 - Details of sustainable incentives (e.g. travel vouchers)
 - Maps showing the location of shops, recreational facilities, employment and educational facilities
 - Details of relevant pedestrian, cycle and public transport routes to/ from and within the site.
 - Copies of relevant bus and rail timetables together with discount vouchers for public transport and cycle purchase.
- Details of the appointment of a travel plan co-ordinator where appropriate.

No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan (or implementation of those parts identified in the Travel Plan as capable of being implemented prior to occupation). Those parts of the approved travel plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To promote sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network

- 17 Prior to occupation of the first dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide a safe emergency, cycle and pedestrian access from the application site to the contingency site. The scheme shall be wholly implemented in accordance with the approved drawings prior to the occupation of the final dwelling.

Reason: In the interest of road safety and pedestrian movement.

- 18 The reserved matters submission for the employment site shall include a tree planting buffer zone along the north east boundary with the contingency site and south west boundary fronting Wood End.

Reason: To ensure an appropriate standard of visual amenity in the local area.

- 19 A scheme for the flood berm maintenance which shall cover a period of at

least 5 years from the date of its implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The schedule shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure an appropriate standard of visual amenity in the local area.

- 20 A habitat management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The plan shall include:

- description and evaluation of the features to be managed;
- ecological trends and constraints on site that may affect management;
- aims and objectives of management;
- appropriate management options for achieving the aims and objectives;
- prescriptions for managements options;
- preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
- personnel responsible for the implementation of the plan;
- monitoring and remedial/contingency measures triggered by monitoring

All works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The works shall be undertaken in accordance with a time scale previously agreed in writing by the Local Planning Authority.

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

- 21 The applicant shall submit in writing as part of the application for reserved matters, a scheme of noise attenuation measures, which will ensure that the internal noise levels from external road traffic noise sources shall not exceed 35dB LAeq, 07.00-23.00 in any habitable room, or 30dB LAeq 23.00-07.00 and 45dB LAmx 23.00-07.00 inside any bedroom and that external noise levels from external rail and road traffic noise sources shall not exceed 55dB LAeq (1hr) in outdoor amenity areas. Any works which form part of the scheme hereby approved by the local planning authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring with the results reported to the local planning authority in writing before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority.

Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to LAeq 55dB (measures over any 1 period)

Reason: To provide an acceptable noise environment and level of amenity for future occupants of the development.

- 22 All plant, machinery and equipment installed or operated in connection with

this permission shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:1997 at the boundary of neighbouring residential dwelling.

Reason: To ensure that the amenities of neighbouring occupiers are not prejudiced by excessive noise.

- 23 Notwithstanding the changes of use permitted within Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the area shown on the attached plan no. CBC/001 of the development hereby approved shall be used for purposes within Class B1 only of the Town and Country Planning (Use Classes) Order 2006 only, and for no other purpose.

Reason: To safeguard the amenities which the occupiers of existing and future neighbouring properties might reasonably expect to enjoy.

- 24 The employment buildings hereby permitted shall not exceed 12.5m in height unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the site is not overdevelopment and that the character and visual appearance of the area is not adversely affected.

- 25 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3701-L-04 C, 1, 04C, 1369/HL/01, 1369/DR/01G, BC/MSE/2994-4, 21430-01.

Reason: For the avoidance of doubt.

- 26 Notwithstanding the details on Illustrative Masterplan (Dwg No. 3701-L-0 C), this permission shall only extend to the details relevant to this site included within the red line area (the subject of the planning application) and shall exclude the contingency site outlined in blue. A revised Illustrative Masterplan omitting the details shown within the contingency site shall be submitted within one month of the date of the decision notice and approved in writing by the Local Planning Authority. The development shall be carried out in accordance therewith.

Reason: To ensure there is a comprehensive development of the sites in accordance with Policy MA4 of the Central Bedfordshire Council's Site Allocations (North) DPD 2011

Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Reasons for Granting

The site is allocated for mixed-use development to provide 125 dwellings and 7.0ha of employment land under Policy MA4 of the Central Bedfordshire (North) Site Allocations DPD. Whilst the application proposes up to 125 dwellings the lower number of dwellings is considered to be acceptable in view of there no longer being minimum density requirements set by Central Government and a general acceptance of lower density developments.

The provision will deliver a sustainable form of development which will include provision for affordable housing, on site open space facilities, off-site highway improvements and financial contributions towards infrastructure to mitigate the local impacts of the development. The proposal is considered to be in accordance with relevant sections and policies of the National Planning Policy Framework, Central Bedfordshire (North Area) Core Strategy and Development Management Policies 2009, Affordable Housing (July 2004) and Planning Obligations (North) 2009 SPD's, and Design in Central Bedfordshire: A Guide to Development (2010).

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Amphill Road, Bedford MK42 9BD.
4. 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 Control Group, Development Management Division, 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.

5. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the reserved matters estate roads as highways maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
6. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of comments received from the Highways Officer as detailed in the late Sheet. The Committee noted a suggested additional comment.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.