

Item No. 11

APPLICATION NUMBER	CB/13/01208/FULL
LOCATION	Land at New Road, Clifton, Shefford
PROPOSAL	Erection of 77 dwelling including affordable housing, an equipped area of play, access and associated works.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	28 March 2013
EXPIRY DATE	27 June 2013
APPLICANT	Taylor Wimpey Ltd & Mr T Cook
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	This application was called to the Committee by Cllr Drinkwater for the following reasons: Access, highway safety and parking on and off the site; Layout and design Density and impact on the surrounding area
RECOMMENDED DECISION	Grant subject to conditions and a s106 agreement

Reason the application is recommended for approval:

The development would, subject to conditions and planning obligations, cause no harm to the appearance of the site or the character of the area, would cause no unacceptable harm to living conditions at neighbouring properties, would result in acceptable standards of living accommodation for future occupiers and would cause no harm to the safe and free flow of traffic. The development would meet the specific site requirements of the Central Bedfordshire (North): Site Allocations DPD (2011) and would be in accordance with the National Planning Policy Framework (2012), the Central Bedfordshire Core Strategy and Development Management Policies (2009), Design in Central Bedfordshire (a guide for development) (2010) and Appendix F (Parking Strategy) of the Central Bedfordshire Transport Plan (2012).

Site Location:

An area of land 2.62ha in area on the West side of New Road in Clifton. The New Road frontage is currently demarked by mature hedging and there is a private track running from Shefford Road that forms the Western edge of the application site. The site is characterised by existing hedging marking field boundaries.

To the North of the site are rear gardens serving houses on Shefford Road. To the East are houses and open countryside on the opposite side of New Road. To the South are No's 28, 30 and 32 New Road and open countryside beyond the extreme South of the site. To the West are No's 39 and 39a Shefford Road and open countryside lies to the South of those houses.

A number of people who live on New Road do not have off-street parking and park their cars on the road.

The Application:

Planning permission is sought for the erection of 77 dwellings made up of the following:

- Market Housing (50 units)
 - 3 x 2-bedroom houses
 - 22 x 3-bedroom houses
 - 25 x 4-bedroom houses
- Affordable housing (27 units)
 - 1x 1-bedroom dormer bungalow
 - 4 x 1-bedroom flats
 - 8 x 2-bedroom flats
 - 10 x 2-bedroom houses
 - 4 x 3-bedroom houses
- A Super Local Equipped Area of Play (SLEAP)
- Access from New Road

Relevant Policies:

National Policy

National Planning Policy Framework (2012)

Local Policy

Central Bedfordshire Core Strategy and Development Management Policies (2009)

CS2	Developer Contributions
CS3	Healthy and Sustainable Communities
CS4	Linking Communities – Accessibility and Transport
CS5	Providing Homes
CS7	Affordable Housing
CS9	Providing Jobs
CS13	Climate Change
CS14	High Quality Development
CS17	Green Infrastructure
DM1	Renewable Energy
DM2	Sustainable Construction of New Buildings
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes
DM9	Providing a Range of Transport
DM10	Housing Mix

DM15 Biodiversity

Site Allocations (North) Development Plan Document (2011)

Planning Obligations Supplementary Planning Document (2009)

Design in Central Bedfordshire (a guide for development) (2010)

Appendix F (Parking Strategy) Central Bedfordshire Transport Plan (2012)

Relevant Planning History:

There is no recent, relevant planning history at the site.

Consultation responses:

Neighbours were written to and press and site notices were published. The responses are summarised below:

Parish Council

- The development would conflict with local green infrastructure aspirations.
- The development would not be sustainable.
- There would be too many dwellings.
- The number and size of parking spaces would be wrong.
- Garden sizes would be wrong.
- Not enough play space would be provided.
- There is not enough capacity at the local school.
- The traffic, access and parking situation would be dangerous.
- Inadequate public consultation was carried out by the developer.

Neighbours

87 letters of objection and a petition containing 85 signatures on behalf of the Clifton Residents Association were received, commenting as follows:

- There would be overlooking at Nos 28 and 28a New Road if an existing hedge was removed.
- Introducing parking restrictions along New Road would be detrimental.
- The design of the development would be poor.
- The play space would be poorly located.
- There would be overlooking and a dominant impact at No 39 Shefford Road.
- The width of New Road is already problematic and the development would make the situation worse.
- There would be drainage and sewerage problems.
- The number of houses proposed is disproportionate to the size of the village.
- There should be no three storey buildings.

- Clifton does not have sufficient infrastructure to cope with the development.
- The road network would become dangerous.
- The play area could result in anti-social behaviour.
- There would be overdevelopment.
- The relationships between existing and proposed houses would be unacceptable.
- The retention of existing landscaping would undermine the quality of living accommodation.
- The loss of trees and hedging would be unacceptable.
- The access to the site should be from Shefford Road.
- Construction would be problematic for local residents.
- Not enough play space would be provided.
- The housing mix would be wrong.
- This site should not be developed.
- Affordable housing would not be dispersed properly.

Consultee responses:

Sustainable Transport	No objection
Play Officer	Provision of play space in line with policy requirements would be unduly onerous for a site of this size and the amount proposed would be acceptable. Some of the equipment would not be appropriate (a condition would require details of a revised scheme). Contributions towards outdoor sport, amenity space and indoor sports and leisure centres should be sought.
Housing Development Officer	Support the application because affordable housing would be provided in line with the Council's policy requirement.
Highways	The access to the site would be safe. No objection subject to conditions.
Internal Drainage Board	No objection
Archaeology	No objection
Environment Agency	No objection subject to condition and informative
Public Protection	No objection subject to condition.
Trees and landscaping	Concerned by the loss of trees and hedgerows at the site and the lack of proposed quality landscaping (a condition would require revised landscaping details).

Ecology	Concerned about the loss of trees and hedgerows at the site because of their ecological value (a condition would require revised landscaping details and details of bat and bird boxes).
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Determining Issues:

The considerations in the determination of this application are:

1. The principle of the development
2. Layout and appearance
3. Neighbours and living conditions
4. Traffic and parking
5. Drainage, flooding and sustainability
6. Other considerations
7. s106 and affordable housing
8. Conclusions

Considerations:

1. Principle of the development

This is part of a larger site (2.76ha rather than 2.62ha) allocated by Policy HA16 (land at New Road, Clifton) of the Site Allocations Development Plan Document for:

- A minimum of 80 dwellings
- The provision of a Neighbourhood Equipped Area for Play (NEAP) situated in an accessible location (1000m² of play space with 30m buffers)
- Provision of adequate access to the site

The application site is smaller (by around 5%) than the allocated site because No 32 New Road would be retained, rather than incorporated in to the scheme.

The proposed development would not entirely satisfy the objectives of the site allocation policy for two reasons; the number of units proposed would be below 80 (77) and a Super Local Area of Equipped Play (SLEAP) rather than a NEAP would be provided at the site.

The applicant has satisfactorily demonstrated that notwithstanding the reduced size of this application site against the allocated site, to provide 80 units and 1000m² of play space (including the necessary 30m buffers) would result in a development more dense than would likely be found acceptable (in excess of 40dph).

As a result, this application proposes slightly fewer dwellings (77 rather than 80) and a reduced area of play space (550m² with 20m buffers rather than 1000m² and 30m buffers). The development would have a density of 30dph and that would be much more appropriate in a village location like this one.

The access to the site would be safe and adequate and will be described in

greater detail later in this report.

Despite not meeting the prescribed criteria of the site allocation policy in full, the development would meet the objectives of that policy, i.e. the provision of housing and a play area able to cater for the needs of existing local residents and future occupiers at the site and the development would be acceptable in principle.

2. Layout and appearance

Layout

Currently, the Eastern edge of the site is marked by a mature hedge running along the New Road frontage. This would be lost and clearly, that would change the appearance of the site and the street scene. A rural character would be replaced by a semi-urban appearance and a number of local people have raised this as a concern. When a site is allocated for residential development, inevitably it will look quite different once developed and here, the location of the play area and its associated landscaping at the front of the site would mitigate the impact of the loss of the hedge significantly.

The general layout at the site would be quite good with a rhythm and feeling of openness expected of a scheme of this density. The northwest corner of the site would be more dominated by car parking near to the road than might be desirable and the layout at Plots 24-37a at the West of the site would be less organised than might be ideal. Generally, though, the layout would be sound and would respond well to site and to the policy requirement for a minimum number of dwellings. A number of local people have raised concerns that the layout would be less organic and more urban than they would have liked see. In places, that is the case but the Council asked its urban design consultant for their opinion who felt that the layout responded well to the pressures at the site and that it was acceptable.

In addition to the hedge at the front of the site, some existing trees would be removed. Whilst the play area would present a good opportunity for new planting, more could be done throughout the rest of the site. A condition would require revised landscaping details to ensure that the appearance of the site would be as good as possible.

Rear gardens, would, for the most part meet the Council's standards in terms of size and layout. All gardens would be around 10m deep and whilst some would be smaller than 50m², the proximity of the SLEAP at the front of the site would mitigate that. Larger houses would mostly be served by larger gardens.

Design

The site does not fall within the Clifton Conservation Area, which begins nearer to the junction with Shefford Road and whilst it would have an impact on its setting, that impact would not be harmful because of the large area of landscaped play space that would sit at the front of the site.

The applicant's Design and Access Statement explains the approach that has

been taken in the design of the proposed buildings. The influence of existing local vernaculars is referred to and that influence is easier to see at some house types than others. The Council has sought notable amendments to the design of some of the buildings so that proportions and detailing would be improved. Significantly, proposed three-storey buildings at the North West of the site would be 2 storeys tall within flats in the roof space. The development would have a more modern design approach than neighbouring existing houses because they would be newer. Generally, the houses would be well designed and there would be a variety of house types.

Play area

The play area would be smaller than the site allocation policy says that it should be (550m² rather than 1000m²). It is clear that the site, even were the whole allocation site put forward, could not comfortably accommodate a NEAP and at least 80 dwellings. The area of play proposed would be larger than would normally be expected of a site of this size (550m² rather than 400m²). It would be located at the front of the site where it could be easily accessed by existing Clifton residents as well as those that would live at the site. Local highway works that are described later in this report would improve pedestrian accessibility to the play area. Revised details of the specific equipment proposed would be sought by condition so as to ensure that it would be appropriate.

The impact of the development on the appearance of the site and the street scene, the layout of the development and the play space at the site would be acceptable.

3. Neighbours and living conditions

The distance between first floor windows and neighbours to the North on Shefford Road would be at least 21m, but for between Plots 66a-71a and No 33. There, rear facing first floor windows at the two and a half storey block would not serve habitable rooms and they would be obscurely glazed so as to prevent overlooking being a problem. The gable end of Plots 60a-65a would be 8m away from the rear boundary shared with No 37a Shefford Road but there would be no windows in the elevation and it would not be so large or near as to cause an overbearing or oppressive impact.

Plot 77 would be 14m away from No 17 New Road, to the East and across New Road but that relationship would be common between front/side facing windows facing a highway. The impact of the development on the availability of parking for residents on New Road is described later in this report.

No 28 New Road, to the Southeast of the site has a large rear garden and is set by around 14m from its Northern boundary with the site and around 25m from its Western boundary. There is an existing tall hedge along both boundaries with the site the would prevent any overlooking problems. Even if that hedge was removed, distances between the rear of proposed houses and the rear of No 28 would be in excess of 21m. If the hedge was removed, there would be some overlooking of the rear garden at No 28 but it would not be any greater than might be expected in a residential area. The impact of garaging serving Plots 1

and 2 would be largely mitigated by boundary treatment.

No 28a New Road is a two-storey dwelling at the rear of No 28. It seems to have been used as an annexe at some point but now appears to be in separate occupation from No 28. Separate Council Tax has been paid at the dwelling since 1996. It has first floor rear facing windows facing the boundary with the site. Amendments were sought to 9a and it would now be a dormer bungalow with a front facing dormer. A rear facing roof window would be obscurely glazed and would serve a bathroom. These amendments would protect living conditions at both properties in the event that the existing tall boundary hedging was removed at any point in the future. No 28a would be able to look down in to the rear garden of Plot 9a but as a one bedroom house, it less likley to be occupied by a family and so this would be less problematic.

The nearest proposed house to No 34 New Road would be across the existing access serving No 30 and would have no side facing windows. Plot 10 would be 21m away from No 30 New Road and would have no side facing windows that might present problems.

The rear garden at No 32 New Road would be overlooked by first floor windows at Plots 10-19 but the garden there is very large and the impact would not be significant.

The rear garden of No 39 Shefford Road is long and runs parallel to the track leading from Shefford Road to the site. Plots 38 and 60a-65a would be between 10 and 12m away from the boundary with that garden at their nearest points but first floor windows facing that garden would not serve habitable rooms and would be obscurely glazed so as to prevent overlooking problems. The scale of the buildings and their orientations and siting would prevent any overbearing impact.

No 39a fronts the track and so would face the site. Plot 39 would face it at a distance of at least 16m which would be acceptable for a face to face relationship. Currently, the occupiers at No 39a are able park their car along the full depth of the frontage with the track. The submitted plans show a visitor parking space that would interrupt the ability of those occupiers to park at the Southern end of that site. That space could be removed when details of roads were submitted pursuant to a planning condition.

Overall, the development has been well designed to respond to adjoining buildings and no harm would be caused to living conditions at neighbouring properties.

4. Traffic and parking

Works to the highway

The applicant has submitted a Transport Assessment that sets out the likely impact that the development would have on the local highways network. The Council's Highways Team is satisfied that the evidence that fed in to the conclusions reached by the Assessment is accurate and that the impact on the highways network would be acceptable. Further, it is satisfied that the access to

the site would be safe, subject to the following measures, which are proposed:

- The introduction of a 'give way' system to the South of No 38 New Road to reduce traffic speed.
- The introduction of a crossing point to the North of the site access, allowing convenient pedestrian access to the play area.
- The introduction of parking restrictions around the New Road/Shefford Road and the Shefford Road/Broad Street junctions.
- The introduction of a footpath along the Western side of New Road (although this would be narrow outside of No 8 New Road).

Initially, more dramatic parking restrictions and road widening were proposed but it was felt that this could result in an increase in vehicle speed along New Road.

A number of residents on New Road do not have on-site car parking provision and so rely on New Road for on-street parking. The introduction of an access and the necessary splays would impact on the availability of parking spaces. Pressure would be less because the introduction of parking restrictions would be less than was initially proposed, but seven spaces are proposed in two lay-bys along the Eastern edge of the site on New Road to part mitigate the impact of the development on local car parking provision. These would be in addition to visitor parking spaces provided at the site.

The existing track leading from the West of the site to Shefford Road would be closed off for vehicular traffic in to the site and used as a pedestrian and cycling link. This link would be useful in connecting the site to the surrounding roads and services and would allow existing Clifton residents an opportunity to easily access the play area.

Parking at the site

Parking at the site would be provided broadly in line with the Council's current parking standards. Three units (Plots 10, 11 and 12) would have 2 spaces rather than 3 but 4 units (Plots 24, 25, 26 and 37a would have parking in excess of the standards. All but one of the 4 bedroom units would be provided with 4 spaces plus a double garage but because the double garages would not meet the Council's current internal space standards (they would be 5.9m wide and 6.3m deep internally), they have not been considered in an assessment of parking provision at the site. The Council's standards set out that 19 visitor parking spaces should be provided at the site. 16 would be provided would be removed post decision. A slight under provision of visitor spaces would not be so significant as to result in serious overflow parking on New Road that could justify the refusal of the planning application.

Overall, 227 spaces plus 16 visitor spaces would be provided against the policy requirement of 225 spaces and 19 visitor spaces. Garages serving the 4 bedroom houses could be used for storage.

The traffic and parking situation at the site would be acceptable.

5. Drainage, flooding, and sustainability

Neither the Environment Agency or Internal Drainage Board has objected to the application. The EA has requested conditions that would ensure that drainage from the site was properly dealt with.

A condition would require details of how low-carbon and renewable energy sources would be used at the site.

6. Other considerations

Ecology

The Council's Ecologist is concerned that the loss of existing trees and hedges at the site would reduce the site's ecological value. As such, a revised landscaping scheme would be sought by condition and a condition would control the provision of bird and bat boxes.

Archaeology

The applicant has submitted a report that demonstrates, to the satisfaction of the Council's Archaeologist, that no harm would be caused to local archaeological heritage assets.

7. s106 and affordable housing

35% (27 units) would be affordable and they would be a mix of one, two and three bedroom units.

Contributions would be made to mitigate the impact of the development on existing local infrastructure in line with the Council's Supplementary Planning Guidance. The following contributions would be made:

Education: £607,479.34

Sustainable Transport: £37,883

Health Facilities: £48,625,

Leisure, Recreational Open Space and Green Infrastructure: £207,123

Community Facilities and Services: £584

Community Cohesion: £1,463

Waste Management: £3,674

Emergency Services: £16,772

Total: £923,603.34

These contributions would be acceptable.

8. Conclusions

The principle of residential development at this site is established as acceptable by the site allocation policy. Fewer units and a smaller area of play space than that set out in the policy is proposed but that is justified by the fact that a fully policy compliant scheme would have resulted in a density unlikely to have been found acceptable. The site is slightly smaller than that allocated but not to an extent that undermines the objectives of the site allocation policy. The design

and layout at the site would be generally good and the amount and quality of play space would be acceptable. No harm would be caused to living conditions at neighbouring houses. The access to the site would be safe and works to the highway would mitigate the impacts of the development. Parking would be provided broadly in line with the Council's standards. There would be no other planning impacts and the impact of the development on existing local infrastructure would be properly mitigated. Affordable Housing would be provided in line with the Council's standards.

Recommendation:

That Planning Permission is granted subject to the satisfactory completion of a s106 agreement reflecting the terms set out in this report and the following conditions:

- 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 **No development shall commence at the site before a construction and environmental management plan has been submitted to and approved in writing by the Local Planning Authority which shall detail methods that all developers, contractors and subcontractors will employ and shall include:**

Details of traffic routes and points of access and egress to be used for the construction process, Measures of controlling dust created by the development Measures to be used to reduce the impact of noise arising from the noise generating activities on site in accordance with best practice set out in BS:5228:1997 'Noise and vibration control on construction and open sites. The sighting and appearance of the works compounds Wheel cleaning facilities for construction traffic. The hours of work

The development shall be carried out in accordance with the approved plan.

Reason: to safeguard the amenities of adjoining occupiers, to protect the surrounding countryside, and prevent the deposit of materials on the highway.

- 3 **No development shall commence at the site before details of the type and location of bat and bird boxes to be located at the site have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved before any unit at the site is occupied.**

Reason: To ensure that the impact of the development on the ecological value of the site is reduced.

- 4 **No development shall take place 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 drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

The scheme shall also include

- 1. Details of all elements (i.e. modelling reference labels, designs, diameters, gradients, dimensions, and so on of all pipes, inspection chambers, and flow control device(s)) of the proposed drainage systems should be provided as part of the detailed surface water drainage scheme.**
- 2. Overland flood flow routes and subsequent flood risk in the event of surface water system failure. It is essential the flood flow is routed away from vulnerable areas and property, and that the development remains “safe”.**
- 3. Clear details of the ownership and responsibility of maintenance of all drainage including pipe networks, control structures and SUDS elements for the lifetime of the development.**

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users.

- 5 **Notwithstanding the submitted details, no development shall commence at the site before details of the proposed play area at the site including the proposed equipment, layout and materials to be used together with a timetable for implementation, and details of future management has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved in accordance with the approved timetable.**

Reason: To ensure that adequate provision is made for play at the site.

- 6 **No development shall commence at the site before details of how the development will achieve a reduction in carbon emissions of at least 10% more than required by current Building Regulations through the use of on-site or near-site renewable or low carbon technology energy generation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: In the interest of sustainability.

- 7 **No development shall commence at the site before details of bin storage/collection point have been submitted to and approved by the Local Planning Authority. The details shall be carried out as approved prior to the occupation of any dwelling at the site.**

Reason: In the interest of amenity.

- 8 **Notwithstanding the submitted details, no development shall commence at the site before revised details of hard and soft landscaping at the site have been submitted and approved by the Local Planning Authority. The details should include justification for the proposed loss of existing trees and hedgerows at the site and a timetable for the implementation, completion, management and maintenance of landscaping at the site. The details shall be carried out as approved.**

Reason: To ensure a satisfactory appearance at the site.

- 9 **Car parking shall be provided in accordance with drawing 479/03 B prior to the occupation of the relevant residential unit and shall be provided in full prior to the occupation of the last residential unit at the site.**

Reason: To ensure that adequate car parking is provided at the site.

- 10 **No development shall commence at the site before details and samples of materials to be used in the construction of external surfaces at the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the site would be acceptable.

- 11 **No development shall commence at the site before details of boundary treatment to be used at the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure adequate privacy for future occupiers.

- 12 **No development shall commence at the site before details of existing and proposed site and slab levels and proposed cross sections through houses that border the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To protect living conditions of at neighbouring and proposed properties.

- 13 **Notwithstanding the provisions of the General Permitted Development Order (or any subsequent order), no additional openings shall be formed in the North facing elevations of Plots 60a-65a, 66a-71a or the West facing**

elevations of Plots 38 or 39.

Reason: To protect living conditions at neighbouring properties.

- 14 Notwithstanding the provisions of the General Permitted Development Order (or any subsequent order), all first and second floor North facing windows at Plots 60a-65a, 66a-71a and all first floor West facing windows at Plots 38 and 39 shall be obscurely glazed and fixed shut below a height of 1.7m from first floor level.

Reason: To protect living conditions at neighbouring properties.

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [01 (Site Location Plan), 1 of 1 (Topographical Survey), JBA 13-53-02 rev A, JBA 13/53-01 rev B, JBA 13/53-03 rev A, 479/03 B, 479/04 B, HT-01 - 00, HT-02 – 01, HT-03-00, HT-04 – 01, HT-06 – 00, HT-07 – 01, HT-07/A – 00, HT-07/B – 00, HT-07/C – 00, HT-08 – 00, HT-09 – 01, HT-10 – 00, HT-11 – 00, HT-12 – 01, HT-13 – 01, HT-14 – 00, HT-15 – 01, HT-16 – 01, HT-17 – 01, HT-18 – 00, HT-21 – 00, HT-22 – 01, HT-23 – 00, HT-24 – 01, HT-25 – 00, HT-26 – 00, Foul and Surface Water Strategy, Tree Survey, Arboricultural Implications Assessment Report and Arboricultural Method Statement, Flood Risk Assessment, Phase II Geo-Environmental Assessment Report, Archaeological Geophysical Survey of Land at Harbrook Lane, Clifton, Bedfordshire, Archaeological Desk Based Assessment, Draft Heads of Terms, Energy Statement, Planning Statement (including Affordable Housing Statement), Preliminary Contamination Assessment Report, Statement of Community Involvement, Energy and Sustainability Report, Design and Access Statement, Measured Works Schedule Softworks only, Residential Travel Plan, Transport Assessment and Ecological Survey].

Reason: For the avoidance of doubt.

Notes to Applicant

1. Groundwater flooding was not considered as part of the flood risk assessment. The risk of groundwater flooding should be considered at the detailed design stage, if underground storage is to be used, and appropriate mitigation measures taken based on this assessment.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

2. [Groundwater and Contaminated Land](#)

We have reviewed the MLM Environmental Preliminary Contamination Assessment Report of 6 September 2012 (Ref: DMB/723732/R1), MLM Environmental Phase II Geo-environmental Assessment Report of 19 September 2012 (Ref: DMB/723732/R2) and MLM Environmental Foul and Surface Water Strategy drawing of 28 February 2013 (Ref: 615049/110) among other documents submitted with the application.

Following review of the above documents and our own information, we agree with the conclusion of the report that the site does not pose a significant risk to controlled waters, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

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

3. [Environment Management](#)

The developer must apply the waste hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal options in accordance with environmental permitting regulations and in particular the Duty of Care. Further information can be obtained from your local Environment Agency office.

Excavated material arising from land development works can sometimes be classified as waste. For further guidance on how waste is classified, and best practice for its handling, transport, treatment and disposal please see our waste pages at <http://www.environment-agency.gov.uk/business/topics/waste/default.aspx>

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. More information can be found in the Pollution Prevention Guidance 6 - Working at construction and demolition sites - at <http://www.environment-agency.gov.uk/static/documents/Business/EA-PPG6 - 03 2012 Final.pdf>

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

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

DECISION

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