

Item No. 08

APPLICATION NUMBER	CB/14/03056/FULL
LOCATION	Land at Bedford Road, Houghton Regis
PROPOSAL	Comprehensive development providing 169 residential units (including affordable housing) with associated infrastructure including car parking, drainage, pumping station, hard and soft landscaping, footway/cycleways, children's play space and informal public open space.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Goodchild & Jones
CASE OFFICER	Louise Newcombe
DATE REGISTERED	01 August 2014
EXPIRY DATE	21 November 2014
APPLICANT	Taylor Wimpey
AGENT	DLP Planning Consultants
REASON FOR COMMITTEE TO DETERMINE	Departure from Development Plan and Town Council objection to a Major application
RECOMMENDED DECISION	That the Development Infrastructure Group Manager be authorised to GRANT planning permission subject to the prior consultation of the Secretary of State, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, and satisfactory completion of a Section 106 Agreement and subject to conditions.

1. Summary of Recommendation:

- 1.1 The application site is located within the Green Belt and would be harmful to the Green Belt due to its inappropriateness and its impact on openness. In line with national planning policy, substantial weight is to be attached to Green Belt harm.
- 1.2 The site is located in an area identified for growth in successive emerging development plans since 2001 and is part of the proposed North Houghton Regis Strategic Allocation in the emerging Development Strategy identified to accommodate the needs of a growing population in the area. In recognition of the lengthy history of policy support for the proposed strategic allocation; the substantial body of evidence from work on previous plans underpinning the overall growth strategy; the strong likelihood of a strategic allocation being formalised as part of the Development Plan in the future; and the recent planning decisions and other committed development within the allocation area, it is considered that the planning context within which the application site sits is such that it would not serve any of the five the purposes of including land within the Green Belt to resist the development on Green Belt grounds. There are also a number of other factors and site specific considerations which weigh in favour of the proposal. Taken together, these factors are considered very special circumstances sufficient to clearly outweigh the harm identified.

- 1.3 The development would represent a meaningful contribution to the delivery of the planned allocation, consistent with the aims of the Houghton Regis (North) Framework Plan.
- 1.4 Subject to suitable mitigation, no significant environmental impacts would result from the proposed development or due to the impact on local services and facilities. In all other respects the proposal is considered to be in conformity with the adopted Development Plan policies, the emerging Development Strategy for Central Bedfordshire, and national policy contained in the National Planning Policy Framework.

Recommendation

That the Development Infrastructure Group Manager be authorised to GRANT planning permission subject to the prior consultation of the Secretary of State, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, and satisfactory completion of a Section 106 Agreement and subject to conditions.

RECOMMENDED CONDITIONS

1)	<p>The development hereby permitted shall begin not later than three years from the date of this permission.</p> <p>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.</p>
2)	<p>No construction of the dwellings shall commence, notwithstanding the details submitted with the application, until details of all external materials to be used for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To control the appearance of the buildings in the interests of the visual amenities of the locality in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
3)	<p>No development other than that required to be carried out as part of an approved scheme of remediation shall take place until conditions (a) to (c) below have been complied with, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (c) has been complied with in relation to that contamination.</p>

	<p>(a) Submission of a Remediation Scheme A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>(b) Implementation of Approved Remediation Scheme The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>(c) Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (b).</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 44 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
4)	<p>No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:</p> <p>a) Construction Activities and Timing;</p>

	<p>b) Plant and Equipment, including loading and unloading; c) Construction traffic routes and points of access/egress to be used by construction vehicles; d) Details of site compounds, offices and areas to be used for the storage of materials; e) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward; f) Details for the monitoring and review of the construction process including traffic management (to include a review process of the CEMP during development).</p> <p>Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved CEMP.</p> <p>Reason: To ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period and in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 44 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
5)	<p>No development shall commence until a detailed surface water drainage scheme for the site based on the agreed Flood Risk Assessment (FRA) Bedford Road, Houghton Regis Level 1 Flood Risk Assessment July 2014 (ref. GBR/JR/E/16927/B4) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a restriction in run-off rates as outlined in the FRA. The scheme shall be implemented in accordance with the approved details before the development is completed.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 49 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
6)	<p>No development shall commence until a scheme for off-site highways improvement works along Bedford Road has been submitted to and approved in writing by the Local Planning Authority which includes the following elements:</p> <ul style="list-style-type: none"> • Raised pedestrian crossing north of the High Street Junction • Raised table Bidwell Hill / Bedford Road priority junction • Vehicle activated “SpeedViser” signs • Mini-roundabout at Roslyn Way • Raised pedestrian crossing between Roslyn Way and the site access • Mini-roundabout at the site access • Relocating the 30mph speed limit and associated gateway feature • Re-configuration of Road markings

	<p>The approved scheme shall be implemented in full prior to the initial occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the proposed highways improvement works are appropriate and proportional to the mitigation required and are constructed to adequate standards in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policies 25 and 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
7)	<p>Prior to construction of the dwellings hereby approved, details of the provision of bat and bird boxes and bricks shall be submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes and bricks shall be provided in accordance with the approved details prior to occupation of the dwellings on which they are situated.</p> <p>Reason: To provide new habitat creation within the new development in accordance with Policy 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
8)	<p>Both prior to, and during development, all tree protection measures, and working method procedures, shall be carried out in strict accordance with the “Arboricultural Method Statement”, which forms Section 4 of the supporting document “Arboricultural Impact Assessment and Method Statement”, as prepared by ACD (Document Ref. TWSM19146aia_ams) and dated 10th December 2014.</p> <p>Reason: To ensure that a satisfactory standard of working practice is implemented that safeguards the trees from damage incurred during development works, so as to ensure the health, safety, amenity and screening value of the retained trees in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 59 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
9)	<p>No development shall commence until all tree protection fencing and ground protection has been erected and positioned in strict accordance with the specifications shown on the Tree Protection Plan (Dwg No. TWSM 19146-03), which forms Appendix 1 of the supporting document “Arboricultural Impact Assessment and Method Statement”, as prepared by ACD (Document Ref. TWSM19146aia_ams) and dated 10th December 2014. The tree protection fencing and ground protection shall remain securely in place throughout the entire course of development.</p> <p>Reason: To ensure that a satisfactory standard of tree protection is maintained both prior to, and throughout the course of development, so as to prevent damage to the rooting system, rooting medium and canopy spread of retained trees, thereby safeguarding their health, safety, amenity and screening value in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 59 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>

10)	<p>Prior to the construction of the dwellings hereby approved, a landscaping scheme to include all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following completion and/or first use of any separate part of the development (a full planting season means the period from October to March).</p> <p>Reason: To ensure an acceptable standard of landscaping in the interests of visual amenity and biodiversity in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
11)	<p>Prior to the construction of the dwellings hereby approved, a detailed refuse collection strategy in accordance with the details within the Design and Access Statement (March 2014) for the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy BE8 of the South Bedfordshire Local Plan, Policy WSP5 of the Bedford Borough, Central Bedfordshire and Luton Borough Council's Minerals and Waste Local Plan: Strategic Sites and Policies (2014) and Policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
12)	<p>Prior to laying out of the landscaping areas a scheme detailing on-site equipped play provision within the SLAP for children aged 3-6 years and for the LEAP for children aged 6-10 years to meet the Council's policy standards and facility requirements for play provision. The approved scheme shall be implemented in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure satisfactory provision for play facilities to serve the development in accordance with Policies BE8 and R10 of the South Bedfordshire Local Plan and policies 22 and 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014. To ensure health and safety for any children that are within the first occupations on site whilst construction is continuing.</p>
13)	<p>Prior to the commencement of development, a scheme for the provision of public rights of way shall be submitted to and approved in writing by Central Bedfordshire Council to include:</p> <ul style="list-style-type: none"> • The design of access and public rights of way routes (to include landscaping, widths and surfacing) • Proposals for diversion of public rights of way (where necessary) • The temporary closure and alternative route provision (where necessary) of an existing right of way. <p>The public rights of way scheme submitted should be in accordance with the approved Rights of Way Standards and Guidance.</p> <p>Reason: In the interests of amenity of pedestrians and other non motorised</p>

	<p>users and to ensure safety of users is not compromised by the traffic associated with the development in accordance with policy R15 of the South Bedfordshire Local Plan and policies 23 and 24 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
14)	<p>Prior to the construction of the dwellings hereby approved details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.</p> <p>Reason: To protect the visual amenity of the site and in the interests of biodiversity in accordance with policies 43, 44 and 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
15)	<p>No development shall commence until full details of the Pumping Station have been submitted to and approved in writing by the Local Planning Authority. These details shall include all external materials and associated hard and soft landscaping. The Pumping Station shall be implemented in accordance with the approved details.</p> <p>Reason: In the interest of visual and landscape amenity in accordance with policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
16)	<p>No development shall commence until a scheme of noise attenuation measures which will ensure that internal noise levels from road traffic noise sources shall not exceed 35dB LAeq, 07:00 - 23:00 in any habitable room or 30 dB LAeq 23:00 - 07:00 and 45 dB LAmax 23:00-07:00 inside any bedroom, and that external noise levels from external road traffic noise sources shall not exceed 55 dB LAeq, (1hr) in outdoor amenity areas has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the local 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.</p> <p>Reason: To prevent nuisance from noise in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 44 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
17)	<p>Prior to the construction of the dwellings hereby approved on plots 1, 12, 13, 14, 15, 16, 17 and 18, the applicant shall submit in writing for the written approval of the Local Planning Authority, a scheme of noise attenuation measures for the Gospel Hall's external ventilation and extraction equipment which will ensure that internal noise levels from these sources shall not exceed 35dB LAeq, 07:00 – 23:00 in any habitable room or 30dB LAeq 23:00 – 07:00 and 45dB LAmax 23:00 – 07:00 inside any bedroom, and that external noise levels from these sources shall not exceed 55dB LAeq, (1hr) in outdoor amenity areas. Any works which form part of the scheme approved by the Local Planning Authority shall be completed and</p>

	<p>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.</p> <p>Reason: To prevent nuisance from noise in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 44 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
18)	<p>The development hereby approved shall not be occupied until a Public Art Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall address suitable themes and artistic opportunities; artists briefs and commissioning arrangements; strategies for community involvement as appropriate; timescales for implementation of the strategy; and project management and long-term maintenance arrangements. The Public Art Strategy shall then be implemented in full within the timeframe set out in the Strategy approved unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of promoting local distinctiveness and creating a sense of place, in accordance with Policy BE8 of the South Bedfordshire Local Plan and policy 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
19)	<p>The development shall not be occupied until a Travel Plan has been submitted to and approved in writing by the council, such a Travel Plan to include details of:</p> <ul style="list-style-type: none"> • 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. • Measures to minimise private car use and facilitate walking, cycling and use of public transport. • Timetable for implementation of measures designed to promote travel choice. • Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the Council. • Details of provision of cycle parking in accordance with council guidelines. • Details of marketing and publicity for sustainable modes of transport to include site specific travel information packs, to include: <ul style="list-style-type: none"> ○ Site specific travel and transport information ○ Travel vouchers ○ Details of relevant pedestrian, cycle and public transport routes to/ from and within the site ○ Copies of relevant bus and rail timetables • Details of the appointment of a travel plan co-ordinator. • An Action Plan listing the measures to be implemented and timescales for this. <p>No part of the development shall be occupied prior to implementation of those parts identified in the travel plan. Those parts of the approved Travel Plan that are identified as being capable of implementation after occupation shall be</p>

	<p>implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.</p> <p>Reason: In the interests of promoting sustainability and the use of non-car modes of transport in accordance with policy 26 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
20)	<p>Before any of the accesses are first brought into use, a triangular vision splay shall be provided on each side of all private means of access from individual properties within the site and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path.</p> <p>The vision splay so described and on land under the applicant's control shall be maintained in perpetuity free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.</p> <p>Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
21)	<p>Visibility splays shall be provided at all means of access from individual properties within the site on the estate road. The minimum dimensions to provide the required splay lines shall be 2.0m measured along the centre line of the private means of access from its junction with the channel to the through road and 25m on the cursory roads and 43m on the main spine road measured from the centre line of the access along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.</p> <p>Reason: To provide adequate visibility at the junctions and to make the accesses safe and convenient for the traffic which is likely to use them in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
22)	<p>Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site and shall be maintained thereafter free of any obstructions to visibility.</p> <p>Reason: To provide adequate visibility at road junctions in the interest of road safety in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>

23)	<p>No development shall commence until the detailed plans and sections of the proposed roads, including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.</p> <p>Reason: To ensure that the proposed roadworks are constructed to an adequate standard in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
24)	<p>The maximum gradient of all vehicular accesses onto the estate roads shall be no more than 10% (1 in10).</p> <p>Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
25)	<p>Prior to occupation of the dwellings hereby approved, all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.</p> <p>Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the dwellings in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
26)	<p>Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To retain off-street parking provision and thereby minimising the potential for on-street parking which could adversely affect the convenience of road users in accordance with Policy BE8 of the South Bedfordshire Local Plan and policy 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
27)	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no alterations to the carports hereby permitted, including the insertion of a garage door, roller shutter or gate, shall be carried out unless permission has been granted by the Local Planning Authority for that purpose.</p> <p>Reason: To control the external appearance of the building in the interests of the</p>

	<p>highway safety of the area in accordance with Policy BE8 of the South Bedfordshire Local Plan and policy 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
28)	<p>Prior to construction of the roads hereby approved details of the proposed highway lighting within the development shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until that lighting has been installed in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure the safety of road users in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
29)	<p>Prior to the construction of the roads hereby approved details of the junctions between the segregated highway and shared surface highway within the application site have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until those proposals have been constructed in accordance with the approved details.</p> <p>Reason: To ensure that the proposed junctions do not cause a hazard to vulnerable users of those highways in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
30)	<p>Prior to the construction of the internal roads hereby approved details of the means of access from Bedford Road shall be submitted to and approved in writing by the Local Planning Authority. The access shall be established in accordance with the approved details prior to the initial occupation of any part of the development and retained as such thereafter.</p> <p>Reason: To ensure that the proposed access to the site from Bedford Road is constructed to adequate standard in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
31)	<p>The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:</p> <p>12114/P/101, 12114/P/102 Rev.C, 12114/P/103, 12114/P/104, 12114/P/105 Rev.A, 12114/P/106 Rev.A, 12114/P/107 Rev.A, 12114/P/108 Rev.A, 12114/P/109 Rev.A, 12114/P/110 Rev.A, 12114/P/111 Rev.A, 12114/P/112 Rev.A, 12114/P/113 Rev.A, 12114/P/114 Rev.A, 12114/P/115 Rev.A, 12114/P/116 Rev.A, 12114/P/117, 12114/P/118 Rev.A, 12114/P/119 Rev.A, 12114/P/120 Rev.A, 12114/P/121 Rev.A, 12114/P/122 Rev.A, 12114/P/123 Rev.A, 12114/P/124 Rev.A, 12114/P/125 Rev.A, 12114/P/126 Rev.A, 12114/P/127 Rev.A, 12114/P/128 Rev.A, 12114/P/129 Rev.A, 12114/P/130 Rev.A, 12114/P/131 Rev.A, 12114/P/132 Rev.A, 12114/P/133 Rev.A, 12114/P/134 Rev.A, 12114/P/135 Rev.A, 12114/P/136 Rev.A, 12114/P/137 Rev.A, 12114/P/138, 12114/P/139, 12114/P/140 Rev.A, 12114/P/141 Rev.A, 12114/P/142, 12114/P/143, 12114/P/144 Rev.A, 12114/P/145 Rev.A, 12114/P/146 Rev.A, 12114/P/147 Rev.A, 12114/P/148 Rev.A, 12114/P/149, 12114/P/150, 12114/P/151, 12114/P/152, 12114/P/153, 12114/P/154,</p>

12114/P/155, 12114/P/156, 12114/P/157, 12114/P/158, 12114/P/159 Rev.A, 12114/P/160 Rev.A, 12114/P/161 Rev.A, 12114/P/162 Rev.A, 12114/P/163 Rev.A, 12114/P/164, 12114/P/166, 12114/P/167, 12114/P/168, 12114/P/169, 12114/P/170 Rev.A, 12114/P/171 Rev.A, 12114/P/172 Rev.A, 12114/P/173 Rev.A, 12114/P/174 Rev.A, 12114/P/175 Rev.A, 12114/P/176 Rev.A, 12114/P/177 Rev.A, 12114/P/178, 12114/P/179, 12114/P/180 and TWSM1914-03.
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Reason: For the avoidance of doubt.

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) In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
- 3) Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.
- 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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
- 5) The applicant is advised that in order to comply with the conditions of 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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
- 6) The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

- 7) The development of the site is subject to a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 8) In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:
 - a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
 - b) Confirmation of the critical storm duration.
 - c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
 - e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
 - f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.
 - g) Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.
- 9) There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.
- 10) Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately.
- 11) The application is advised to ensure that the definitive legal line of any public right of way is mapped at the earliest opportunity and that no development should take place on or near a public right of way unless the necessary statutory legal process (where necessary) has been completed in accordance with:
 - i. An order made, confirmed and certified under the provisions of Section 247 of the Town and Country Planning Act 1990.
 - ii. An order made, confirmed and certified under the provisions of the Highways Act 1980
 - iii. An order made under any other relevant legislation concerning the modification, creation, diversion or extinguishment of a right of way.

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

Planning permission has been recommended for approval for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application

stage and during the determination period 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.

NOTES

- (1)** In advance of the consideration of the application the Committee were advised of additional information from Anglian Water, neighbour representations that were not included within the report, late representations from Barton willmore, additional and amended conditions.
- (2)** In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.