

## Item No. 6

<b>APPLICATION NUMBER</b>	<b>CB/15/00209/OUT</b>
<b>LOCATION</b>	<b>Land At Moreteyne Farm, Wood End, Marston Moretaine, Beds</b>
<b>PROPOSAL</b>	<b>Residential development of land to provide up to 365 dwellings, including affordable housing, landscaping, public open space, children's play areas and associated infrastructure, access to be gained from the old A421; up to 0.6ha of land to provide for a care home and up to 0.42ha of land to provide for B1 Business use; and/or A1/A2/A3 uses (gross A1 retail footprint not to exceed 500 sqm.); and/or D1 (community uses). Outline (all matters other than access reserved.)</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Morris, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Lisa Newlands</b>
<b>DATE REGISTERED</b>	<b>22 January 2015</b>
<b>EXPIRY DATE</b>	<b>23 April 2015</b>
<b>APPLICANT</b>	<b>Hallam Land Management Ltd</b>
<b>AGENT</b>	<b>Januarys Consultant Surveyors</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major application with objection from the Parish Council</b>
<b>RECOMMENDED DECISION</b>	<p>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 <b>APPROVE</b> 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.</p>

### Summary of Recommendation

The proposal would constitute a sustainable form of development, that would comply with the fundamental principles of Policy MA4 in terms of providing a mixed use development.

Whilst the proposal would result in a loss of employment land; in terms of the planning balance it is considered that the loss of this land would be outweighed by the provision of additional housing and a care home. The remaining smaller, flexible employment area and the care home itself would create additional jobs for the local area.

A significant amount of public consultation was undertaken prior to the submission of this application and informed the illustrative master plan, of which the local residents raised concern about large-scale employment on the site and in particular HGVs travelling to and from the site, preferring a smaller more flexible employment area.

It is considered that the proposal would be in conformity with the National Planning Policy Framework and the ethos of Policy MA4 within the Site Allocations DPD. It is further in conformity with the Core Strategy and Development Management Policies for Central Bedfordshire (North) and the submitted Development Strategy for Central Bedfordshire (2014).

### **Site Location:**

The application site comprises of 20.4 hectares of land located on the western edge of Marston Moretaine. The site, sits between the realigned new A421 on its northern boundary and the old A421 to the south. To the west is Wood End with a small number of residential properties.

Beyond the old A421 is the existing settlement of Marston Moretaine, which has public access to the site by the existing public rights of way/SUSTRANS Route 51 via a bridge. The site is wholly within the open countryside and consists mainly of arable land. The site slightly varies in levels with two watercourses running in close proximity to the site, an ordinary watercourse runs along the northern boundary and in the south the land drains to a culvert beneath the old A421. There are a number of dividing mature hedgerows within the entire site as well as mature tree's and hedgerow forming the boundary along the old A421.

In September 2013 planning permission was granted for employment development on the western part of the site (the employment allocation) and a residential development of 125 dwellings on land to the north-east of the site (allocated for residential). (CB/11/04445/OUT). The remaining portion of the site forms a contingency housing provision site allocation as part of Policy MA4 of the Central Bedfordshire (North): Site Allocations DPD.

### **The Application:**

This application seeks outline permission for the development of up to 365 dwellings, including affordable housing, landscaping, public open space, children's play areas and associated infrastructure, access to be gained from the old A421; up to 0.62ha of land to provide for a care home and up to 0.42ha to provide for B1 business use; and/or A1/A2/A3 uses (gross A1 retail footprint not to exceed 500sqm); and/ or D1 (community uses). All matters are reserved except means of access for which detailed drawings have been submitted.

The application is accompanied by a Design and Access Statement, which indicates key principles for the site including a design concept, illustrative masterplan, land use layout, open space & landscape plan and character areas plan. A number of other technical supporting documents have been submitted including a planning statement, and statement of community involvement.

The net residential development area is 12.16 hectares which provides an average net density of 30 dwellings per hectare. A range of house sizes and types are proposed with 30% as affordable tenure types dispersed throughout the site.

The employment area including the care home element is 1.04 hectares. The care home would equate to 0.62ha, with the remaining being formed of business, employment or community uses. This provides a flexible area to market accordingly. The site is formed of two parcels, the former allocated employment area, and the contingency land as shown within the site allocation. This application would involve the loss of some 5.96ha of employment land to residential, but would ensure that an element of employment remains on the site to provide a mixed use development.

Vehicular access to the site is proposed from a roundabout entrance off the old A421, serving both parcels of land. A hierarchy of roads including shared surfaces and squares would branch off the primary routes into the developments. The old A421 will be narrowed in carriageway width as approved under the previous outline and reserved matters application for the residential parcel of land adjacent to the Little Chef and Travelodge, this will aid in changing the appearance of this previous major trunk road to a more local low key road. The existing public rights of way and SUSTRANS Route 51 will be maintained and enhanced to give further pedestrian/cycle access via the existing bridge into the village.

The application proposes public open space, which includes 2 LEAPs and a number of smaller play areas and a teenage area. Allotments were provided with the previously approved outline and reserved matters application for the residential parcel adjacent to the Travelodge/ Little Chef.

## **RELEVANT POLICIES:**

### **National Planning Policy Framework (2012)**

1. Building a strong, competitive economy
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment

### **Central Bedfordshire Council's Site Allocations (North) DPD 2011**

Policy MA4 Land at Moreteyne Farm, Marston Moretaine

### **Central Bedfordshire Council's Core Strategy and Development Management Policies 2009**

Policy CS1 Development Strategy  
Policy CS1 Development Strategy  
Policy CS2 Developer Contributions

Policy CS3	Healthy and Sustainable Communities
Policy CS4	Linking Communities
Policy CS7	Affordable Housing
Policy CS9	Providing jobs
Policy CS13	Climate Change
Policy CS14	High Quality Development
Policy CS16	Landscape and Woodland
Policy CS17	Green Infrastructure
Policy CS18	Biodiversity and Geological Conservation
Policy DM3	High Quality Development
Policy DM4	Development Within and Beyond Settlement Envelopes
Policy DM9	Providing a Range of Transport
Policy DM10	Housing Mix
Policy DM14	Landscape and Woodland
Policy DM15	Biodiversity
Policy DM16	Green Infrastructure

### **Central Bedfordshire Council's Submitted Development Strategy 2014**

The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014, after initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council has launched a judicial review against the Inspectors findings and has not withdrawn the Development Strategy. Its status therefore currently remains as a submitted plan that has not been withdrawn and its policies carry weight in accordance with the NPPF. This also reflects the fact that its preparation is based on a considerable amount of evidence gathered over a number of years and is therefore regarded by the Council as a sustainable strategy which was fit for submission to the SoS.

Policy 6	Employment Land
Policy 19	Planning Obligations and the Community Infrastructure Levy
Policy 22	Leisure and open space provision
Policy 23	Public Rights of Way
Policy 24	Accessibility and Connectivity
Policy 26	Travel Plans
Policy 30	Housing Mix
Policy 34	Affordable Housing
Policy 38	Within and Beyond Settlement Boundaries
Policy 43	High quality development
Policy 45	The historic environment
Policy 56	Green infrastructure
Policy 58	Landscape
Policy 59	Woodlands, Trees and Hedgerows

### **Supplementary Planning Guidance**

Design in Central Bedfordshire: A guide for development.

## Relevant Planning History

<b>Application:</b>	Planning	<b>Number:</b>	CB/14/04378/RM
<b>Validated:</b>	11/11/2014	<b>Type:</b>	Reserved Matters
<b>Status:</b>	Decided	<b>Date:</b>	27/02/2015
<b>Summary:</b>		<b>Decision:</b>	Reserved Matters- Granted
<b>Description:</b>	Reserved Matters for residential development pursuant to Outline App CB/11/04445/OUT for appearance, landscaping, scale and layout.		
<b>Application:</b>	Planning	<b>Number:</b>	CB/14/04319/SCN
<b>Validated:</b>	03/11/2014	<b>Type:</b>	EIA - Screening Opinion
<b>Status:</b>	Decided	<b>Date:</b>	14/11/2014
<b>Summary:</b>		<b>Decision:</b>	Pre-application Advice Released
<b>Description:</b>	EIA Screening Opinion: Mixed use development comprising of housing, a care home and commercial/community units on approx 18.5Ha of agricultural land		
<b>Application:</b>	Planning	<b>Number:</b>	CB/13/00601/OUT
<b>Validated:</b>	26/11/2013	<b>Type:</b>	Outline Application
<b>Status:</b>	Decided	<b>Date:</b>	26/11/2013
<b>Summary:</b>		<b>Decision:</b>	Not Proceeded With
<b>Description:</b>	Mixed-use development on 14.5 ha, comprising: - Up to 125 new dwellings including affordable housing (Class C3) on 4.15 ha; - Employment Uses (Class B1 and B8) on 7.01 ha; and - Allotments, structural and retained landscaping, balancing ponds and amenity space incorporating LEAP and LAP on 3.34 ha.		
<b>Application:</b>	Planning	<b>Number:</b>	CB/11/04445/OUT
<b>Validated:</b>	28/12/2011	<b>Type:</b>	Outline Application
<b>Status:</b>	Decided	<b>Date:</b>	19/09/2013
<b>Summary:</b>		<b>Decision:</b>	Outline Application - Granted
<b>Description:</b>	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.		
<b>Application:</b>	Planning	<b>Number:</b>	CB/11/02137/SCN
<b>Validated:</b>	17/06/2011	<b>Type:</b>	EIA - Screening Opinion
<b>Status:</b>	Decided	<b>Date:</b>	14/07/2011
<b>Summary:</b>		<b>Decision:</b>	Pre-application Advice Released
<b>Description:</b>	EIA-Screening Opinion:development of land for mixed use of residential and employment		

## Representations: (Parish & Neighbours)

Marston Moretaine Parish Council (PC)	Objects on the basis that the employment area has been reduced dramatically and as such is too small.
Adjacent Occupiers	Two letters of objection from 22 Moat Farm

## Consultations/Publicity responses

CBC Protection	Public	No objection subject to conditions.
CBC Strategy	Housing	This application provides for 109 affordable homes (30%) which is not in accordance with our current affordable housing policy requirement. I would expect to see 35% affordable housing or 128 affordable units. Further to this, the Strategic

Housing Market Assessment (SHMA) indicates a required tenure split from developments meeting the affordable threshold being 63% affordable rent and 37% intermediate tenure. This would equate to 81 affordable rent units and 47 units of intermediate tenure from this proposed development.

I would like to see the units dispersed throughout the site and integrated with the market housing to promote community cohesion & tenure blindness. I would also expect all units to meet the code for sustainable homes level 3 and meet all HCA design and quality standards. If these comments are taken on board, I would support this application.

CBC Education

Contributions are sought towards the following:

1. expansion/reconfiguration of the early years setting at Church End Lower School
2. creation of new class bases and/ or reconfiguration of the internal spaces to increase the net capacity at Marston Vale Middle School
3. provision of a new 6th form block on land adjacent to Wootton Upper School - this would free up space in the existing accommodation to accommodate the additional 15 pupils per year group expected to arise from this development.

CBC

Management

Waste

Thank you for sending over this application for comments from Waste Services, please see points for consideration below;

- Full tracking details will need to be provided for all areas of the site that will require access by the refuse vehicles, these vehicles are 11 metres long, so that length will need to be used as a minimum. This is in order to ensure that the completed development is able to safely accommodate the refuse vehicles in order to facilitate waste collections
- I will need to see bin storage solutions for both private dwellings and any proposed communal dwellings, storage will need to be sufficient in size in order to allow residents to store the full compliment of bins, caddies, and bags provided as part of the waste collection scheme currently operated by the Council. Any storage solution will need to allow for the out of view storage of waste bins etc when not presented for collection. I would propose the applicant refers to " Avoiding Rubbish Design" produced by NHBC
- for a development of this scale bin collection proposal will be necessary in order to allow for the long term waste management collection scheme. The applicant will need to propose suitable collection points, how this will be designated on the ground and how access will be achieved. Any on street parking will also need to be taken into account as this can present issues on collection days.

- Whilst the site is in operation and prior to any completed parts of the development being adopted by the Council the Council will not be able to undertake any cleansing operations to deal with detritus, litter or fouling therefore it will be the responsibility of the developer to provide these operations. I will need to see what is proposed in terms of cleansing operations.
- I would look for the developer to provide a bring bank area in order to allow for the residents of this development to have the ability to recycle further materials currently not offered for collection by the Council, this would mainly be in the form of glass waste recycling. I am happy to discuss further with the applicant the design of such an area.
- Please can Waste be included in any financial contributions being sought as part of this development.

CBC Tree & Landscape Officer Proposal is for up to 365 dwellings, associated landscape and infrastructure along with space allocated for a Care Home and Industrial Units.

The site is arable land with little in the way of existing features within it but does have existing field and boundary hedges around the majority of the boundary.

Supplied with the application is a comprehensive tree survey which identifies thirteen individual trees, five groups of trees and fourteen hedgerows. Of these only two individual trees (T1 and T5) both Oaks and two groups of trees (TG4 and TG5) would be considered for retention under BS5837 2012 recommendations, being classified as Category B. However only two individual trees identified as T3 and T4 along with TG2 were considered as being unsuitable for retention regarded as Category U.

The site itself has been classified as being within the Landscape Character Assessment 5D designated as North Marston Clay Vale, the existing planting on and around the site reflects this consisting primarily of Oak, Elm, Field Maple, Willow, Hawthorn, Blackthorn and Ash.

The site is bounded on the north by the new A421 which at this point is on higher ground than the site, west is arable land and scattered houses, south by an existing hedgeline and trees and the old A421 and the east of the site is to be developed for further housing the application for this has been approved.

Realistically the majority of trees and hedges on site could be retained and easily protected throughout site development. It is accepted that there will be removal of part of H16 to allow access and part of H2 the hedgeline that effectively divides

the site north/south. Possibly tree most at risk from development is T5 located in the south corner of the site and indicated as being close to proposed buildings. However protection details of this and other trees/hedges on site will be supplied as part of final layout.

The layout and proposal information in general seems to be fairly well thought out with an emphasis on improving the green corridor on the north boundary and along the adjoining ROW, combined with the SUDS and the consented allotments the potential within this area for improvement is considerable and we should look for extensive use of native tree species suitable for this Landscape Character although there will be issues with Ash planting with regards to Chalara fraxinea and its potential impact in the future. Ash is locally a very common species and potential loss of trees in the future could substantially impact on tree cover in the Marston Vale as such the opportunity for new tree planting to allow for this possibility should be taken at all opportunities. Wetland species and planting around the SUDS.

A community orchard is proposed close to the north boundary which is a very positive idea but as with many similar schemes we will require some idea as to how it should be managed, either as part of the overall landscape management plan or some sort of agreement with Marston Parish Council.

The division between the west and east of the site along with retention of H2 and the inclusion of a green area and planting to enhance and strengthen this feature is also positive. There will be some restriction on planting west of the proposed Care Home because of overhead power lines and as such planting plans will reflect this.

Small SUDS areas on the south boundary close to the new roundabout and access to the site should be utilised as a great opportunity for quality planting as the gateway to this estate. The fact that there will be ample space here because of the SUDS requirement means there is no reason not to utilise it. Opportunity for large specimen quality tree planting.

Summarising :-

# Plan showing tree protection fence detail and distance to be supplied.

# Quality planting scheme to include locally native trees along north boundary to enhance and make the most of the available space and features of this area. SUDS, allotments, community orchard etc.



# Retention of hedges and trees as indicated on Tree Retention Plan Drawing 3701-A-09 Rev A.

# Full use of the planting opportunities around the SUDS area close to the main site access. Using tree species that can mature to a large size without issues to adjoining properties.

# Street planting and open space planting to include a selection of native and non native species using an imaginative choice of species, not the usual *Pyrus chanticleer*.. Take the opportunity to enhance the main street area planting.

# Community Orchard maintenance agreement either as part of the site management plan or as an agreement between the Parish Council to make it a community orchard for the wider community. It must not just become an overgrown area of unmaintained trees.

CBC Archaeology

The proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and therefore upon the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of the archaeological heritage assets. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development; the provision of a scheme of community engagement, the post-excavation analysis of any archive material generated and the publication of a report on the works.

CBC Ecologist

Looking at the submitted documents I would offer the following comments;

I Welcome;

- 4.26 of the Ecological Appraisal suggests bat 'hop over' features of standard trees where roads intersect hedges though these aren't identified on the masterplan.
- The retention of existing hedgerows, areas of open space and natural habitats. The site layout provides for a good green network and mix of habitats including hedgerows, trees, orchard, wildflower meadow and wetlands.
- SuDs as detailed in the Design and Access statement
- Chapter 5 on GCN mitigation strategy

4.16 and 4.17 of the Ecological appraisal recommend a precautionary approach to removal of tree T1 on the eastern boundary to determine any bat presence prior to felling, this should be noted as an **informative** to ensure the correct procedure is followed.

Page 53 of the D&A discusses reducing the height of hedgerow H8 along the old A421. This was the only one of the 8 hedges on site which met the Hedgerow regulations criteria as being an 'important' hedge and hence I would question the need to reduce its height. It currently contains a good mix of species with regular standard trees and would act as an important wildlife corridor. 4.24 of the Ecological Appraisal recognises this hedge as a 'well used foraging / commuting resource' for bats. Reducing the height to create more of a 'street scene' will change its character completely and could seriously impact on its value for wildlife.

Page 54 of the D&A statement proposes the use of nest boxes on trees but opportunities for further enhancements associated with the built environment such as integral bat / bird bricks and habitat piles such as recommended in 4.28 of the ecological report should be included. A **condition** should be added requiring properties bordering hedgerow H2 in the centre of the site to include integral nest / roost bricks at a rate of 1 brick per dwelling these should also be incorporated into dwellings along the old A421.

Given the likely presence of GCN (Great Crested Newts) on the site a derogation licence will be required from NE (Natural England). The GCN mitigation strategy notes in 5.8 that replacement habitat will be focussed on the southern periphery of the 'employment land'. This is now shown on the masterplan to be residential with potential vehicular access to the south for future development which could compromise proposed mitigation. I would like to see more consideration given to this strategy with greater detail provided on habitat creation and sustainability of the resource and hence recommend the following **condition**;

The provision of an updated Mitigation Strategy and Method Statement detailing GCN trapping, translocation and habitat compensation / mitigation to be submitted to the LPA which would form part an EPS Licence application to NE.

Reason: to ensure favourable conservation status of a protected species is maintained.

CBC  
Services  
CBC LDF Team

Leisure

No objection to the scheme comments to be reported on the late sheet in terms of off-site leisure project.

The application site is located in Marston Moretaine between

the new A421 and Bedford Road (old A421). The site is allocated in the Site Allocations DPD (April 2011) as MA4. This allocation is for a mixed use phased development containing three main elements; residential development of up to 125 dwellings, 7ha of employment land and the remaining land reserved for housing provision of up to 320 dwellings. Outline planning permission was granted in 2013 for the residential development of 125 dwellings on the eastern side of the development.

Planning permission is now sought to develop the reserved land and employment land for up to 365 dwellings, a care home and 0.42ha of employment land. This is a reduction of employment land from the original allocation of 7ha and an increase in approximately 45 additional new homes. These are to include affordable homes and open space.

Due to the allocation, MA4, the principle of development on this site and housing development on the reserved site is accepted in principle. However, the change from employment to housing needs to be considered whether this is acceptable change of use.

Policy MA4 allows for the reserved land to be brought forward after 2016 and as such there are no objections to this element of the planning application.

Policy 8: Change of Use of the emerging Development Strategy is flexible in allowing proposals for non-employment generating uses on employment land where there is a local need for the proposed intended use and there are no strong economic reasons why the proposed intended use would be appropriate. As such it needs to be determined whether these principles apply to this application.

The applicant has stated in their Planning Statement that the site is not a suitable and viable site for employment use; B1, B2 and B8 use. This is due to the constraints of the site in terms of shape and site constraints such as flooding. The site is also considered to have poor access onto the road network and the restrictions on any physical development on the site reduces the viability of the site for users. Also the close proximity to the adjoining residential development will have an impact on the nature of users that are able to occupy the site. The developers have also stated that as a result there has

been little interest in the site whilst it has been marketed.

On consideration of the applicant's comments on the site constraints making it not a very suitable site, it is considered that the site's shape, size and local constraints, in terms of flooding, does impose certain constraints for developing the site in terms of access and layout. As a result access onto Bedford Road is restricted through the reserved site or through the site directly adjacent to the south, however this is not within the control of the applicant. The development of B1, B2 and B8 uses would result in an increase in HGV movement on Bedford Road as there is no direct access onto the A421. Access to the A421 would need to be along Bedford Road through Marston Moretaine or west towards M1 Junction 13.

The restrictions on the site in terms of building height also restrict the type of development on the site and thus excludes a number of uses requiring large buildings. The fact that the site is also located next to residential uses restricts the type of activities allowed on the site so as to reduce the impact on the adjoining residential site. The proposed care home and small scale employment land are more sympathetic uses with the surrounding residential land uses. Both these uses also provide employment opportunities.

The applicant has also stated that the site is not viable due to the location, availability and suitability of nearby employment sites in Bedford and at Junction 13 M1. These sites are better located in terms of access to highway network; A421, M1 and A1 and are located near existing and well established markets in Bedford and Milton Keynes. The availability of larger more accessible sites in these locations makes the application site less viable and attractive more employment uses.

The proposed care home is considered to generate employment opportunities in line with the size of the care home. The proposal of the care home is not wholly in compliance with site allocation Policy MA4, however the need for the provision of residential care places and the level of employment the care home would provide is a material consideration. The employment land, 0.42ha, will also provide employment land for local needs.

The proposed development provides for an additional 45

dwellings from the proposed 320 dwellings from the reserved site. The proposal also provides much needed affordable housing and will contribute to the housing supply for Central Bedfordshire in an area identified in the Site Allocations DPD for housing.

Given the above considerations, the proposal would result in a benefit to the local economy in terms of job provision and care for the elderly population as well as additional housing and much needed affordable housing. This benefit is considered to outweigh the loss of the allocated employment land and the non-compliance with Policy MA4.

The proposal is partially contrary to Policy MA4 of the Council's Site Allocations Development Plan Document (adopted April 2011) which allocated 7 hectares of land at Moreteyne Farm, Marston Moretaine. However the proposed Care Home is considered to outweigh the departure from the plan and would also generate job provision for the local community. It would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties. As such we have no objection to the proposed application.

CBC Sustainable  
 Transport

This development is located adjacent to an already consented site to the north east of the site bounded by the A421(T) and the former and now much more lightly trafficked A421.

Access is provided off the former A421 by way of a roundabout with adjacent foot and cycleway extending from the site access to the roundabout at the junction of Beancroft Road. This, together with proposals to narrow the existing carriageway and reduce the speed limit in tandem with plans to reduce the hedgerows will serve to create a more visible street frontage and help integrate the site with the existing settlement and also create an environment more conducive to walking and cycling. It is important that an active frontage promoted with natural surveillance and this will only be achieved if the site boundaries appear to be permeable and housing visible, I am therefore fully supportive of this approach. I would emphasise however the need to connect the proposed shared use path with existing cycle routes as this route is part of CBC's strategic cycle route.

A surface access strategy is proposed that provides for access by vehicles, cyclist and pedestrians, using a street

hierarchy and a series of alternative access points for pedestrians and cyclists. I am supportive of the need for additional pedestrian linkages to the former A421 in addition to direct connections to the development to the north east, however these need to be confirmed as some are still regarded as 'potential' only. In order to maximise opportunities for travel by sustainable modes routes need to be direct, secure and accessible.

The site is bounded by the Sustrans cycle route NCN51 which offers connectivity to Cranfield, Bedford and beyond. I am disappointed however that the opportunity has not been taken to route this through the development site. It is currently routed along the public right of way network and I have concerns that if it is not integrated into the development it will become marginalised on the development edge, therefore I would have liked to have seen the opportunity taken to divert it through the development site perhaps via the village green so that it formed part of the development's movement network. If it remains to the outer boundary I would like to see cross sections of the proposed route to ensure that it becomes an attractive corridor for cyclists and is surfaced appropriately. This is particularly important where the route crosses the former A421 and is a key access route to the village.

A network of traffic free routes is provided across the development through the areas of public open space, it is important that these routes are designed to maximise opportunities for use such that they are overlooked, well maintained and suitable for use all year round. Therefore consideration needs to be given to a sealed surface, lighting and vegetation maintenance such that they do not become overgrown and potentially pose a barrier to use in terms of personal security in the future. They are clearly part of the movement strategy of the site and therefore their use needs to be encouraged through long term planning and maintenance.

Discussion is made around car parking provision in the development and yet there is not mention of cycle parking, I would expect that provision is made in accordance with CBC policies, guidance is available at:

<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/transport-strategy/travel-plans/default.aspx>

No consideration seems to have been given to improving accessibility by public transport, it is of some concern therefore that it is acknowledged that the nearest bus stop is approximately 700metres from the centre of the site, the most frequent services being accessed via Beancroft Road. CBC policies dictate that residents should have access to public transport within 400 metres, to this end therefore a dialogue needs to take place with the public transport manager as to the requirements for this particular site as a financial contribution may well be required to ensure the site is accessible by public transport.

CBC Rights of Way  
CBC Highways

No objection subject to condition  
Fundamentally, as you would expect given the planning history of the entire site I can confirm that there is no overriding highway objection to the residential development on this parcel of reserved land. The application is supported by a robust Transport Assessment detailing the traffic generation and distribution that confirms that the access and surrounding highway network has sufficient capacity to accommodate the traffic movements from the new development. The off-site highway works to 're-characterise' the former A421 have been agreed and will be implemented as part of a Section 278 agreement being negotiated with Bovis as part of the initial phase of the overall Moreteyne Farm development.

With regard to the detail of the application, the proposal is for outline approval with only the means of access to be determined at this stage. Given my earlier comments about the highway works and the fact that the submitted layout plans are for indicative purposes only, I have no specific comments that would have an influence on the determination of the actual application.

Nevertheless I would assume that the layout will be fully compliant with the latest Design Guide including highway design, parking provision and garaging.

CBC Economic  
Development  
Highways Agency

Concern raised regarding the loss of the employment land.

Whilst I have no objection to the proposals due to the limited impact that it will have on the A421, I note the comment in the Design and Access statement regarding noise. The statement indicates that there may be a need for a noise barrier between the A421 and the development. You should be aware that the Highways Agency has no plans to erect a noise barrier at this location. I would therefore urge you to ensure that the relevant noise assessments are carried out and to also ensure that if a noise barrier is required because of the proposals, then this is added as a condition to the

	planning permission if granted.
NHS Bedfordshire & Luton	Highlights that there will be an additional need from the development on the Marston/Cranfield surgery.
Environment Agency	No objection subject to conditions
Internal Drainage Board	No objection subject to conditions.
Anglian Water	No objection subject to condition in relation to drainage strategy
National Grid	No comments received
Police Architectural Liaison Officer	No objection in principle
SUSTRANS	No comments received
Travel Plan co-ordinator	No objection
Fire Services	Water supplies and fire service should meet the requirements of Approved document B5.
Sustainability Officer	<p>The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. All new development should therefore as minimum comply with the new Part L2013 of Building Regulations and deliver 10% of their energy demand from renewable sources.</p> <p>In terms of water efficiency, the development should achieve 110 litres per person per day (105 litres for internal water usage and 5 litres for external water usage). It is proposed that this standard will be met through installation of water efficient fittings such as low flow taps and dual flush toilets. I would also encourage the applicant to fit all houses with water butts.</p> <p>The Sustainability Statement acknowledges policy DM2 and the emerging Development Strategy's policy 47 (which is re-enforcing requirements of the current adopted policies DM1 and DM2). The Statement proposes compliance with the Building Regulations; and subject to a viability delivery of 10% of energy from renewable sources. The viability of the policy 47 has been tested by the Council's recent viability study and found viable.</p>
Urban designer	<p>The indicative layout is consistent with current design policy with strong perimeter blocks arranged in a manner that reflects the organic nature a village. My concerns regarding this proposal are as follows:</p> <ul style="list-style-type: none"> <li>• There is a reasonable hierarchy of streets and spaces throughout the proposed development. However there should be a vehicular link between phase 1 and phase 2 of the development as this would increase the ease of movement and increase legibility between the two</li> </ul>



sites.

- In the remainder of the employment area a number of shops are proposed. If the aim of these shops is to support the development it would be better if they were located more centrally within the development.
- The proposed vehicular access point to serve possible future development to the south west of the site should be a wider road than the neighbouring cul-du-sacs as the road will possibly be much higher up in the street hierarchy at a later date. The possible link should also be clear to residents when purchasing the property.
- The illustrated layout shows a limited number of on street visitor parking spaces.

## Adult Social Care

The Council uses the 'More Choice, Greater Voice' forecast model to estimate demand for residential care. According to this model an area should provide 65 residential care home places and 45 nursing care home places per 1000 people over 75.

The proposed residential care home falls within the West Mid Beds locality. West Mid Beds includes Flitwick and Ampthill along with the rural area to their north and west. It includes villages such as Marston Moretaine and Houghton Conquest. According to the model there is a current deficit of 175 care home places in West Mid Beds (based on 2011 figures). With demographic pressures and the Council's intention to see replacement of capacity in the one home that it owns within the area, it is forecast that this deficit will rise to 199 places 2020.

Our view is that the home would be meeting a demonstrable need and support the principle of the development of a care home as part of this application.

We consider that it would be preferable for the siting of the care home to be better placed within the scheme – close to other amenities and visible either from the former A421 or the principal road through the site.

## Determining Issues

The main considerations of the application are;

1. Principle of Development
2. Employment
3. Layout, Density and Built Form
4. Impact on Amenities of Existing and Future Residents
5. Highways Implications and Sustainable Transport
6. Flood Risk and Drainage
7. Open Space, Landscaping and Ecology
8. Archaeology
9. Impact on Infrastructure and Services

## 10. Other Issues

### Considerations

#### 1. Principle of Development

Marston Moretaine is identified as a 'Minor Service' centre within the Bedford/Kempston/Northern Marston Vale Growth area as set out in the Core Strategy and Development Management Policies 2009, Site Allocations DPD 2011 and the submitted Development Strategy for Central Bedfordshire. Policy MA4 of the Site Allocations DPD allocates this site for the development of 125 dwellings; 7ha of employment land for B1, B2 and B8 uses; and remaining land reserved for contingency housing provision of 320 dwellings. The policy sets out that the contingency provision will only be brought forward for development after 2016 if the housing trajectory for the whole of the Bedford/Kempston/Northern Marston Vale Growth Area indicates a clear likelihood of a shortfall in housing delivery by 2021.

This application seeks to bring forward the contingency land and the redevelopment of the previously allocated employment land for employment, housing, and the provision of land for a care home.

In the Council's most recent annual Monitoring report for the period 2012/2013 the Council set out a housing trajectory for the forthcoming five year period. With regard to the contingency site allocation the Council indicates that it expects dwellings to begin to be delivered from the site in 2016/2017. It can therefore be seen that the contingency land is now required and can therefore legitimately be brought forward under this policy. Therefore the principle of development in terms of the contingency land is therefore considered acceptable.

In terms of the redevelopment of the employment land, whilst this application would involve a loss of employment land (which will be discussed later in this report), the principle of residential and commercial development for the site has already been established in policy terms.

Representations have raised issues regarding the principle of development including objections about land use, contrary to policy, need and site suitability. However, these issues were considered previously at the site allocation stage.

With regards to the submitted Development Strategy for Central Bedfordshire (2014), weight can be given to the policies contained within it which are consistent with the NPPF. The Development Strategy was submitted to the Secretary of State in October 2014.

Policy requirements in the Core Strategy and Development Management Policies 2009 set out that development on this site will be subject to the following:

- The production of a Masterplan to guide a mixed-use phased development;
- Sensitively designed layout showing integration of the three elements of the site, and integration within the village;
- Provision of an acceptable landscaping scheme for the entire site;

- Safeguarding and enhancement of the Sustrans Route 51 with improvements to existing footpaths and cycle ways within the development and adequately linking the site with the existing settlement;
- Contributions to improvement to transport and traffic movements on the downgraded A421 road within Marston Moretaine;
- Preparation of a Transport Assessment to help identify the impacts of the development on the A421, considering both the 'with' and 'without' contingency site scenarios; and
- Maintenance and enhancement of existing rights of way within the site including Sustrans Route 51.

The policy requires the production of a Masterplan, which the developers have submitted in illustrative form. An illustrative masterplan was submitted with the outline application CB/11/04445/OUT. A further masterplan/ indicative layout has been submitted with this application. This accords with the policy requirement and shows the interaction and connectivity across the whole site.

It is therefore considered that the development would deliver sustainable development that is compliant with other policies and the NPPF.

## **2. Layout, Density and Form**

Site Allocations Policy MA4 required the production of a masterplan to guide a mixed use phased development. The masterplan produced for application CB/11/04445/OUT outlined the broad design principles that have led to the form and type of development proposed and set the application site in context with its surroundings.

The masterplan proposals submitted under this application adequately demonstrates that the design principles for the site can be achieved. The illustrative layout provides a balanced mix use development and enhances existing public right of way and hedgerows. The design of the site will create a sense of place through use of materials, connectivity and legible open space. The elevation fronting Bedford Road (old A421) will be the most visible part of the development, and therefore the design and appearance is critical to the scheme to ensure it will enhance the site and its relationship with the existing Marston Moretaine settlement.

The average net density of 30dph is considered to be appropriate for this site on the edge of the village and would be similar to densities in nearby established residential areas. The development would be dispersed with open space in the form of formal play areas and informal open space. The applicants have stated that a range of house sizes and types will be provided to reflect local need and provide a mixed community.

The employment area adjacent to Wood End, has been kept low key. The proposed siting for the care home has been set off the boundary, with open space surrounding. The adjacent employment area comprises small units offering flexible space with the ability to accommodate a mix of A1, B1 and D1 uses. This would reduce the impact on the properties within Wood End than that

of the previously approved employment area.

The new areas of linear open space provide routes for walking and cycling and provide a number of key linkages between the proposed development, the consented Phase 1 scheme, and the existing cycle route and public footpath that cross the Phase 2 Site. The points of connection to the existing cycle route are particularly important as they assist in maximising integration with the existing areas of the village to the east.

The illustrative masterplan has been designed to show how a clear hierarchy of streets and spaces should be created so that it will be clear for residents and visitors alike where the principal routes are and how to find their way to important routes. The illustrative design is such that it shows a layout could be achieved where each street and route within the hierarchy will be an identifiable type, using the following principles:

- Avenue - principal route leading into the development - signified by being tree-lined and fronted by some of the developments higher density, taller and more formal buildings;
- Spine streets - tree-lined formal streets that, like the avenue, form the principal structural elements of the development, subservient in nature though to the avenue;
- Secondary streets - less formal character, density thresholds clearly subservient to principal routes;
- Lanes, mews and drives - well enclosed and actively surveyed lanes with small private frontages. Low density forms;
- Recreational footways - network of traffic-free routes which provide attractive walks through the development.

An important part of the illustrative master plan's evolution has been the removal of rear parking courts as these are no longer the Council's preferred option. The masterplan therefore illustrates that a mix of car parking solutions have been applied through a combination of on-plot, off-plot and on street parking.

The masterplan takes on board the considerations and principles set out in the Central Bedfordshire Design Guide and has considered the required residential amenity and privacy standards. The illustrative masterplan shows that these levels can be achieved satisfactorily across the site.

This is an outline application, with only access to be considered at present. A condition requiring reserved matters to be submitted in relation to scale, layout, appearance and landscaping will be attached to any grant of planning permission. This will be required to be in accordance with the principles set out in masterplan. In addition to this, there will be a requirement within the conditions for a design code to be produced, this will ensure continuity with the neighbouring residential parcel and a high quality development.

### **3. Employment**

Policy MA 4 as part of the mixed use allocation sought 7.01ha of land for employment. Outline consent was granted under planning reference CB/11/04445/OUT for this provision, subject to a height restriction on the units.

The application puts forward four key considerations in terms of the redevelopment of the employment land to an alternative mix of residential, provision of land for a care home and smaller employment land, these are as follows:

- The need to meet with the identified housing requirements and achieve a satisfactory form of development on the site;
- The viability of large scale B1 and B8 employment uses in this location;
- local attitude towards large scale B1 and B8 employment uses in the village;
- The benefits of the scale and nature of the employment uses proposed.

The need to meet with the identified housing requirements and achieve a satisfactory form of development on the site

The use of some of the 7ha of allocated employment land would be required to for the provision of residential units necessary to meet the Council's target of 320units from the contingency land. A modelling exercise has demonstrated that to achieve an acceptable form and layout of residential development at a level of approximately 30 dwellings per hectare, the allocated contingency land could only provide for 240 dwellings which would be below the minimum number of 320 units required from the site.

The viability of large scale B1 and B8 employment uses in this location

A viability report has been submitted with the application which contains the results and summary of an objective assessment on the viability of large scale B1 and B8 uses on the site. It is also supported by evidence of up to date unsuccessful marketing of the employment land. This has been ongoing since May 2014. The marketing of the employment land was a requirement within the S106 of the outline permission CB/11/04445/OUT. This required the employment land to be marketed for a period of two years.

The submitted report ultimately concludes that in market terms the site is not an appropriate location for large scale B1 and B8 use and the following conclusions were drawn from this:

- Access to the site will be via the old A421 which once narrowed in accordance with the details approved in outline planning permission CB/11/04445/OUT will have the characteristics of a local road and not a trunk road as is currently the case;
- The section of the old A421 serving the site will be subject to a traffic regulation order imposing a 7.5 ton weight restriction together with a 30 mile an hour speed limit - this will limit access for HGV traffic and severely reduce any potential haulage or distribution interest;
- A substantial proportion of the site is restricted to B1 use only;
- The residue available for B1/B8 development is irregular in shape and is therefore constrained in terms of development;
- No building is to exceed 12.5m in height - this will limit the amount of floor space that can be developed on the site and significantly reduces the attractiveness for B8 users;

- Part of the site is traversed by overhead power lines restricting development flexibility;
- There are a number of existing consented B1/B2/B8 schemes in close proximity to the site with fewer site constraints;
- The Local Plan/Core Strategy allocations process has identified a number of significant employment sites with fewer constraints;
- At current market rental/ vacant possession values, pure B1 office development produces negative residual land value and no development profit;
- A mixed B1 Office/ B8 warehouse distribution scheme is potentially more viable albeit still loss making;
- Close proximity to existing residential properties will restrict the operation of employment uses, making it less attractive to potential occupiers;
- An extensive marketing campaign, commencing in May 2014, has generated a limited number of genuine suitable enquiries and has resulted in no formal or informal proposals.

The applicant also makes reference to a similar employment development proposal within the area. In particular Marston Park North, the site was consented for 3ha of B1 employment land, after a marketing exercise that lasted 3 years, it was concluded that there was little interest for such land use in this location. Planning permission was granted in 2014 for the substantial reduction in the overall amount of employment land provided on the site and also the introduction of additional and more flexible land uses (A1, A2, A3, A4, A5, D1 and D2).

Marston Park North is sited within the village of Marston Moretaine and there would be strong market similarities between the two sites in terms of B1 land use.

#### Local attitude towards large scale B1 and B8 employment uses in the village

Prior to submission of the application, significant community engagement took place between the applicant, the local community, the Parish Council and key stakeholders. This will be discussed in detail in a subsequent section.<sup>4</sup>

The evidence submitted and the feedback given is such that there is a general feeling amongst the residents of Marston Moretaine that large scale B1 and B8 development is not appropriate for the village and would be harmful to its character. In addition, they would see the provision of such employment as further segregation of the site from the community, when the traffic calming/ changes to the character of the road have sought to bring the site closer to the community.

#### The benefits of the scale and nature of the employment uses proposed

The proposal still retains over 1ha of employment land, with a number of employment generating uses proposed. This comprises a significant care home facility and some smaller flexible employment space uses.

The care home element has arisen through discussions with the local community and consultation with the Council's Social Care, Health and Housing team. The local community perceived in the community engagement feedback that there was a need for enhanced healthcare facilities in the locality, and in particular, older members of the community expressed concerns regarding moving away from the village due to lack of suitable care and accommodation within the area.

Consultation with the Social Care, Health and Housing service highlighted a predicted substantial deficit of care home places in Central Bedfordshire over the period to 2030. The report provided in support of the application identifies that in the West Mid Beds area (of which Marston Moretaine falls under) the Council identifies a critical shortage of care home spaces by as soon as 2020. It is therefore clear that there is an identified need for care home provision within the immediate area surrounding the site.

In terms of the employment mix proposed as part of this application, the B1 business use floor space would create some 121-242 Full Time Equivalent (FTE) jobs depending on the scale of the buildings. A 60 bed care home would provide some 60 FTE jobs based on information submitted to accompany an application for a care home in Shefford (CB/14/02182/FULL).

Overall, the proposed scheme would therefore have the potential to generate between 181 to 302 FTE jobs in the area.

The Council's Economic Development Officer has raised concern regarding the loss of the employment land in this area, however, given the information submitted above in terms of the planning balance it is considered that the proposed redevelopment would still provide a mixed use development, which would provide a suitable level of jobs for the community and would provide land for a care home, to meet the identified need. The provision of accommodation to meet the needs of the elderly community within Central Bedfordshire is a key priority for the Council. Therefore, in light of the evidence submitted and the information within the application it is considered that the proposed redevelopment of this employment land for a mixed use of residential, care home and flexible employment uses would be acceptable in this instance.

#### **4. Impact on amenities of existing and future residents**

Concerns have been raised regarding the increased foot traffic along the existing public rights of way/SUSTRANS Route 51 on the residents that border the footway. This concern has to be balanced with the need to provide a direct route for new residents to the village and facilities in a sustainable mode as well as enhance this existing route.

Subsequent applications for reserved matters will address attention to detail within the scheme so that solutions and measures will be adopted to ensure consideration of privacy, relationships between dwellings, garden spaces and relationships with access roads, footpaths and public spaces. Careful consideration will also need to be given to guidance set out within the Council's adopted planning document 'Design in Central Bedfordshire: A Guide for

Development' (2014).

The Public Protection Officer has not objected to the proposal but suggested a number of conditions be attached to any consent granted to ensure appropriate level of amenity surrounding the employment area. The location of the employment area is such that there are few residential properties adjacent to the site which would reduce any potential impact.

The illustrative masterplan shows that an acceptable level of residential amenity can be provided across the site, however, this would be dealt with in more detail at the reserved matters stage.

## **5. Highway Implications and Sustainable Transport**

Given the planning history of the entire site there is no overriding highway objection to the residential development on this parcel of reserved land. The application is supported by a robust Transport Assessment detailing the traffic generation and distribution that confirms that the access and surrounding highway network has sufficient capacity to accommodate the traffic movements from the new development. The off-site highway works to 're-characterise' the former A421 have been agreed and will be implemented as part of a Section 278 agreement being negotiated with Bovis as part of the initial phase of the overall Moreteyne Farm development.

With regard to the detail of the application, the proposal is for outline approval with only the means of access to be determined at this stage. The access details are considered acceptable.

Given that the application is for outline consent only and that the submitted masterplan is indicative only it is assumed that the layout will be fully compliant with the latest Design Guide including highway design, parking provision and garaging. This will then be assessed in detail at the reserved matters stage.

### Other Highway Issues

A combined footway/cycleway has been approved on the northern side of Bedford Road from the Beacroft roundabout up to the point at which footpath no. 24 connects to Bedford Road. A further section has been approved on the southern side to allow pedestrian crossing and to connect with the new footway at Beacroft Road roundabout. The site will link up to this footpath network.

### Sustainable Transport

A Framework Travel Plan (FTP) has been developed for the site and approved.

## **6. Flood Risk and Drainage**

A Flood Risk Assessment (FRA) has been submitted in support of this application. The site appears to be split northern catchment and southern catchment. The Bedford & River Ivel Internal Drainage Board (IDB) are the operators and maintainers of watercourses in the northern catchment with Environment Agency (EA) covering the ordinary watercourse in the southern catchment.



The proposal involves two flood berms within the indicative masterplan, both of which formed part of the previous outline application under reference CB/11/04445/OUT.

The EA was consulted on the proposed development and requested a number of conditions be imposed.

The IDB have commented on the application and raise no objection stating that the Board has recently agreed that the surface water drainage strategy for the proposed development is acceptable.

## **7. Open Space, Landscaping and Ecology**

### Open Space

The application proposes the inclusion of 3 LEAPs (one including an area for teenage play), a doorstep play and informal open space. The informal open space would include a village green, community orchard and seating area. The open space provision is therefore considered acceptable.

Given the level of residential proposed on the site, there would be a requirement for a level of outdoor sport space within the site. The Leisure Strategy has identified that this should equate to approximately 1.01ha of space. However, given the constraints on the site, it is considered that this would be best provided as an off-site contribution. This will therefore be discussed further in terms of contributions sought in relation to the site.

The masterplan is illustrative, however, it does provide for the required amount of play open space. The precise detail of this would be dealt with at the reserved matters stage.

### Landscaping

The illustrative masterplan has retained much of the existing site features and integrated them with new greenspace corridors, this helps to create areas of informal landscape within the development. The illustrative masterplan is indicative only and as all matters are reserved subject to access, the detail of any landscaping would be dealt with at the reserved matters stage.

The application provides a comprehensive tree survey which identifies thirteen individual trees, five groups of trees and fourteen hedgerows. The layout and proposal information in general is well thought out and realistically the majority of trees and hedges on the site could be retained and easily protected. It is accepted that there will be removal of part of hedgerow 16 to allow access and part of hedgerow 2 that effectively divides the site north/south. As stated above a detailed landscaping scheme will come forward at the reserved matters stage to enable further detailed consideration.

### Ecology

The site layout provides for a good green network and mix of habitats including hedgerows, trees, orchard, wildflower meadow and wetlands. The Council's

Ecologist has raised concern about the proposed mitigation method for Great Crested Newts and has therefore recommended a condition on this basis. Also, it should be noted that integral nest/ roost bricks at a rate of 1 brick per dwelling should be incorporated into any dwellings bordering hedgerow 2 in the centre of the site and those along the C94. This will be added as an informative.

## **8. Archaeology**

The proposed development site lies within an established archaeological landscape that contains Middle Iron Age to Roman settlement activity and medieval ridge and furrow cultivation remains. Under the terms of the *National Planning Policy Framework* (NPPF) these are all heritage assets with archaeological interest and therefore a material consideration in planning matters.

The application area is known to contain multi-period archaeological remains and the nature of the development proposals are such that they will have a negative and irreversible impact upon those remains. It would appear that the greatest potential at this site relates to the presence of Middle-Late Iron Age and Roman occupation, however, undated and medieval activity has also been recorded at the site. Understanding landscape development and settlement patterns, the relationship between settlement and enclosure (Going and Plouviez 2000, 21 and Oake et al 2007, 11 - 12) and the ritual codes underlying the later prehistoric and Roman periods are regional archaeological research objectives (Oake et al 2007, 12 and Medlycott 2011, 48).

Paragraph 141 of the NPPF states that Local Planning Authorities should require developers to record and advance understanding of the significance of heritage assets before they are lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (CLG 2012). Policy 45 of the *Submitted Development Strategy for Central Bedfordshire* (pre-submission version, June 2014) echoes this and also requires all developments that affect heritage assets with archaeological interest to give due consideration to the significance of those assets and ensure that any impact on the archaeological resource which takes place as a result of the development is appropriately mitigated.

The proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and therefore upon the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of the archaeological heritage assets. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development; the provision of a scheme of community engagement, the post-excavation analysis of any archive material generated and the publication of a report on the works. An appropriate condition would be imposed on any grant of planning permission.

## **9. Impact on Infrastructure and Services**

Impact on existing infrastructure and services is another key issue of this application. Community Infrastructure Levy compliant contributions can be secured to ensure that the additional impacts arising from the development can

be mitigated in accordance with the statutory tests for Planning Obligations. Contributions cannot be used to remedy existing deficiencies of infrastructure and services in the area.

The total package to be secured via a Section 106 Agreement would include contributions towards the following:

Education - Early years, Lower, Middle and Upper.

Health facilities - extension/ reorganisation of Marston/Cranfield Surgery

Leisure - outdoor sport space

#### Education

From consultation and Section 106 negotiations it has been identified that additional educational facilities at all levels would be required. This is to be achieved by securing contributions via a Section 106 legal agreement.

Given that the middle and upper school provisions are provided for within the Bedford Borough Council boundary, the Council will secure contributions on their behalf.

#### Health Provision

NHS Bedfordshire advise that this additional housing growth will have a severe impact on the current provision of health services within the Cranfield/Marston Moretaine parish and that additional facilities will need to be procured. A financial contribution would be required to provide for an extension/reorganisation of Cranfield/Marston Surgery as necessitated due to the increase demand created by this development.

#### Leisure

A contribution will be sought towards the provision of 1.01ha of outdoor sport space further details of this scheme will be updated on the late sheet.

#### Affordable Housing

The proposed affordable housing package consists of 63% Affordable Rent and 37% Shared Ownership tenure types, which is in accordance with the current SHMA. Given the policies within the submitted Development Strategy, and the requirements of the neighbouring site, a provision of 30% affordable housing would be provided in this instance. It is considered that this would be an acceptable level of provision.

### **10. Other Issues**

#### Management of the community orchard, open space and play areas

The management of these facilities would be secured through the S106 agreement. There would be three options set out, the establishment of a management company, offered to the Parish Council and lastly, offered to the Local Authority. It is therefore considered that the future management of these facilities would be secured.

## SuDs (Sustainable urban Drainage system) management

The illustrative scheme is split into two catchments, one flows to the flood storage berm that would be maintained by the IDB, this accounts for the majority of the surface water from the site. The remaining positive SuDs infrastructure on the site (e.g. swales, ponds, culverts etc) management would be secured through the S106 process and would likely be through a management company.

### Human Rights

The development has been assessed in the context of human rights and would have no relevant implications.

### The Equalities Act 2010

The development has been assessed in the context of the Equalities Act 2010 and would have no relevant implications.

## **RECOMMENDED CONDITIONS / REASONS**

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 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 take place until approval of the details of the appearance, landscaping, layout and scale of the development [and any other details required i.e. the landscaping adjoining it] within that area (herein called “the reserved matters”) has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

**Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.**

- 3 Prior to the submission of the first reserved matters application for each Phase of the development, a detailed design code for that Phase 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 17 . 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) and Policy 43 of the Submitted Development Strategy for Central Bedfordshire.

- 4 **No development shall commence until the highway works previously approved and shown on plan number 1369/HL/01 have been completed in full unless otherwise agreed in writing by the Local Planning Authority.**

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

- 5 Any subsequent reserved matters application shall include the following:
- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
  - Pedestrian and cycle linkages to existing routes;
  - Bus-stop provision on the C94 to be agreed;
  - Vehicle parking and garaging in accordance with the council's standards

- applicable at the time of submission;
- A Construction Traffic Management Plan detailing access arrangement for construction vehicles, routing of construction vehicles, on site parking and loading and unloading areas;
- Materials storage areas;
- Wheel cleaning arrangements;

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times.

- 6 Details of the layout and design of the play areas shown on the approved drawing, including the equipment, furniture, surfacing and boundary treatment to be installed, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented prior to any houses being first occupied and retained thereafter.

Reason: To ensure the provision of adequate play and children's recreation facilities.

(Policy 43, DSCB)

- 7 **No development shall take place until a written scheme of archaeological investigation, has been submitted to and approved in writing by the Local Planning Authority.**

**The written scheme shall include details of the following components:**

- **A method statement for the investigation of any archaeological remains present at the site;**
- **An outline strategy for post-excavation assessment, analysis and publication;**
- **A strategy for community engagement.**

**The said development shall only be implemented in full accordance with the approved archaeological scheme and this condition shall only be fully discharged when the following components have been completed to the satisfaction of the Local Planning Authority:**

- **The completion of the archaeological investigation, which shall be monitored by the Local Planning Authority;**
- **The implementation of a programme of community engagement;**
- **The submission within eight months of the completion of the archaeological investigation (unless otherwise agreed in advance in writing by the Local Planning Authority) of a Post Excavation Assessment and an Updated Project Design, which shall be approved in writing by the Local Planning Authority.**
- **The completion within two years of the approval of the Updated Project Design (unless otherwise agreed in advance in writing by the Planning Authority) of the post-excavation analysis as specified in the approved Updated Project Design; the preparation of the site archive ready for deposition at a store approved by the Local Planning Authority, the completion of an**

archive report, and the submission of a publication report.”

**Reason:** In accordance with paragraph 141 of the NPPF; to record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidably destroyed as a consequence of the development and to make the record of this work publicly available. In accordance with Policy 45 of the emerging *Development Strategy for Central Bedfordshire* (pre-submission version, June 2014); to give due consideration to the significance of the heritage assets with archaeological interest and ensure that any impact on the archaeological resource which takes place as a result of the development is appropriately mitigated.

- 8 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 on the principles detailed in the Flood Risk Assessment (FRA) dated 14 January 2015, ref. 10298, compiled by Brookbanks Consulting Ltd.

**Reason:** To ensure an acceptable surface water drainage scheme is provided in the southern part of the site and to ensure there is no increase in flood risk at the site or elsewhere as a result of the development.

- 9 **No development shall commence until a scheme for surface water disposal has been submitted to and approved in writing by the Local planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approved details.**

**Reason:** To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

**Justification:** The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS).

- 10 **No development shall take place until details of the method of disposal of foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.**

**Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.**

**(Policies 43 and 44, DSCB)**

**Justification: The water environment is potentially vulnerable and there is increased potential for pollution. The details are required prior to commencement to ensure that a effective system is in place and taken into account during the construction process.**

- 11 Any reserved matters application shall include an updated Mitigation Strategy and Method Statement detailing the GCN trapping, translocation and habitat compensation/mitigation has been submitted to and approved in writing by the Local Planning Authority. This would form part of an EPS Licence application to Natural England.

Reason: To ensure favourable conservation status of a protected species is maintained.

- 12 Any reserved matters application shall include a scheme for the provision of Public Footpath numbers 24, 33, 34 and also Public Bridleway number 81. The following details shall be included:
- the design of access and improvement of Public Footpath numbers 24, 33, 34 and also Public Bridleway number 81 (including landscaping, width and surfacing)
  - proposals for diversion of public rights of way (where necessary);
  - the temporary closure and alternative route provision (where necessary) of any existing right of way.

Reason: In the interests of the amenity of pedestrians, equestrians and other non motorised users and to ensure safety of users is not compromised by the traffic associated with the development.

- 13 The promotion of sustainable travel associated with this development needs to be implemented in accordance with the approved travel plan of March 2015.

Including the following measures:

- Agreed targets for modal shift from single occupancy vehicle trips
- Marketing and promotion of sustainable transport choices to residents, including the provision of welcome packs. Welcome pack to include:
  1. Site specific travel and transport information,
  2. maps showing the location of shops, recreational facilities, employment and educational facilities
  3. Details of relevant pedestrian, cycle and public transport routes to/ from and within the site.
  4. Copies of relevant bus and rail timetables.



- Action plan 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 planning authority.
- Provision of cycle parking in accordance with Central Bedfordshire Council guidelines.
- The appointment of a travel plan co-ordinator

No part of the development shall be occupied prior to implementation of those parts identified in the travel plan.

Reason: To reduce reliance on the private car by promoting sustainable modes of transport including walking, cycling and public transport.

- 14 Any reserved matters application shall include a phasing plan for the development. The development shall be carried out in accordance with the approved phasing plan.

Reason: To ensure that the development is undertaken in a co-ordinated manner.

- 15 No work shall commence on the construction of the buildings hereby approved until a scheme for protecting the proposed dwellings from noise from road traffic noise adjacent to the site has been submitted to, and approved in writing by the local planning authority. None of the dwellings hereby approved shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

Reason: To protect the amenities of future residents.

- 16 Prior to the use of any of the buildings within the identified employment area for a use falling within use classes A3 or D1, an appropriate scheme shall be submitted to and approved by the Local Planning Authority to mitigate any potential impacts arising from noise and odour. Any such approved scheme shall be fully implemented in accordance with the agreed scheme and shown to be effective. Any such scheme shall thereafter be maintained in perpetuity.

Reason: To protect the amenities of future occupiers.

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CSa/2391/102 Rev B; CSa/2391/115 Rev G; CSa/2391/116; 1369/HL/01 Rev D; Design and Access Statement (January 2015); Planning Statement; Archaeological Evaluation (November 2014); Aborigicultural Assessment (January 2015); Landscape and Visual Appraisal (January 2015); Geo-Environmental Phase 1 Desk Study; Sustainability Statement; Soil resources and Agricultural Use and Quality of Land at Marston Moretaine; Flood Risk Assessment; Air Quality Assessment; Statement of

Community Involvement; Noise Impact Assessment; Ecological Appraisal; Transport Assessment.

Reason: To identify the approved plan/s and to avoid 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. 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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. (HN viii)
3. 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.
4. 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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
5. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol/ oil interceptors be fitted in all car parking /washing/ repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute

an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

6. The applicant is reminded that all legal agreements with the IDB, agreement for a commuted sum for future maintenance and consent for the flood storage berm must be in place before work begins on site.
7. Opportunities for further biodiversity and enhancement exist within the site. Any reserved matters application should include integral nest/roast bricks on any dwellings bordering hedgerow H2 in the centre of the site at a rate of 1 brick per dwelling. These should also be incorporated into dwellings fronting the C94.
8. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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) Order 2015.