

Item No. 6

APPLICATION NUMBER	CB/15/00209/OUT
LOCATION	Land At Moreteyne Farm, Wood End, Marston Moretaine, Beds
PROPOSAL	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.)
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Lisa Newlands
DATE REGISTERED	22 January 2015
EXPIRY DATE	23 April 2015
APPLICANT	Hallam Land Management Ltd
AGENT	Januarys Consultant Surveyors
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Major application with objection from the Parish Council
	<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 APPROVE planning permission subject to the conditions detailed below. However, if there are any minor changes or adjustments to the conditions considered necessary by the Head of Development Management then it is requested that these changes be delegated to the Head of Development Management or a Planning Manager.</p>

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 Prior to work commencing on the construction of any buildings hereby approved, details of the layout and design of any on site play areas including the equipment, furniture, surfacing and boundary treatment to be installed on such areas, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented prior to the first occupation of 25% of houses in any relevant phase of the approved development and thereafter retained.

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 general accordance with the details shown on the submitted plans, numbers CSa/2391/102 Rev B; CSa/2391/115 Rev G; CSa/2391/116 Rev A; 1369/HL/01 Rev D; Design and Access Statement (January 2015); Planning Statement; Archaeological Evaluation (November 2014); Aboricultural 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.

- 18 The development hereby approved shall include the provision of a minimum of 10 bungalows across the site. These shall be detailed in any reserved matters application.

Reason: To ensure a suitable housing mix across the development.

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)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public participation Scheme.
2. In advance of consideration of the application the Committee was advised of additional comments as detailed in the Late Sheet.]