



- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

**Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.**

- 5 **No development shall take place until details of the existing and final ground, ridge and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties. Thereafter the site shall be developed in accordance with the approved details.**

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).**

- 6 **No development shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

**Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009**

- 7 **No development shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.**

**Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009**

- 8 **No development shall take place until details for the protection of the retained trees and hedgerows during construction in accordance with the Root Protection Areas identified in the 'Arboricultural Assessment' dated March 2015, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. There shall be no built development within the identified Root Protection Areas, branch spreads and tree shadows of the retained trees and hedgerows, in accordance with the Arboricultural Assessment' dated March 2015.**

**Reason: To ensure retained landscape features are protected in the interests of ecological preservation and achieving high quality development in the interests of policy DM3 of the Core Strategy and Development Management Policies.**

- 9 The development hereby approved shall include the provision of a minimum of 7 bungalows or dormer bungalows across the site. These shall be detailed in any reserved matters application.

Reason: To ensure development reflects the housing mix as set out in the indicative layout and to ensure a suitable housing mix across the development in accordance with policy DM10 of the Core Strategy and Development Management Policies 2009.

- 10 **No development shall take place until a detailed surface water drainage scheme for the site, based on the agreed drainage Strategy (Ref: 1475 – Drainage Strategy – Aug 2015) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a restriction in discharge and the attenuation volume as stated for the 1 in 100 year rainfall event with a 30% allowance for climate change. An easement on the developable side of the watercourse shall be provided to ensure access for future maintenance. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. The scheme shall include details of a site specific**

**ground investigation report (in accordance with BRE 365 standards) to determine the infiltration capacity of the underlying geology and the ground water level as well as details of how the scheme shall be maintained and managed after completion.**

**Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.**

- 11 **No dwelling hereby approved shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority of a management and maintenance plan for the surface water drainage scheme approved under Condition 10. The scheme shall be implemented in accordance with the approved details and thereafter be maintained as per the plan unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written statement - HCWS161.**

- 12 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

**Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.**

- 13 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**

**The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter**

**Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.**

- 14 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.**

**Reason: In the interests of sustainability.**

- 15 There shall be no more than 23 residential units at the site.

Reason: To ensure that the site is not overdeveloped.

- 16 The reserved matters proposals shall not include any dwellings at the northern extent of the site that are more than two storeys in height.

Reason — In order to provide an appropriate form of development in the interests of visual and residential amenity in accordance with policies CS17 and DM16 of Central Bedfordshire Core Strategy and Development Management Policies.

- 17 **No development shall take place until technical construction details of the access arrangements in accordance with drawing number 1475-02A have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and be in place prior to the occupation of the first dwelling hereby approved.**

**Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety in accordance with policy DM4 of Central Bedfordshire Council's Core Strategy and Development Management Policies.**

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1216/1 and 1475.02A.

Reason: To identify the approved plan/s and to avoid doubt.

## **INFORMATIVE 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.

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

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) 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 were advised of additional Consultation / Publicity responses as detailed in the Late Sheet from the following:
  - a. Silsoe Parish Council strongly opposed the application
  - b. Historic England requesting the archaeological officer be consulted about the site prior to development starting.
  - c. Additional comments were received regarding:
    - i. Housing Land Supply and the need for a timeline
    - ii. Historic England Objections could be mitigated through detailed designs]