

Item No. 10

APPLICATION NUMBER	CB/17/01600/OUT
LOCATION	Land adjacent to 17, The Green, Beeston
PROPOSAL	Outline Application: Erection of six affordable dwellings including access and parking.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Dee Walker
DATE REGISTERED	30 March 2017
EXPIRY DATE	25 May 2017
APPLICANT	Central Bedfordshire Council
AGENT	Barford+Co
REASON FOR COMMITTEE TO DETERMINE	The application is made by CBC and an objection has been received that cannot be resolved by the imposition of conditions
RECOMMENDED DECISION	Outline Application - Approval

Site Location:

The application site is land off The Green in the village of Beeston. The site is currently vacant and overgrown with mature hedging and trees to the boundary. The site is bound on the north-west and south-east by residential properties and to the north-west by land under the applicants control that is not part of this application. Beeston does not have a settlement envelope although the application site is within the built development area.

The Application:

The application seeks outline consent for 6no affordable dwellings with associated access. All matters are reserved for subsequent approval.

Although not forming part of this application, this proposal is a partnership project between the applicant (Central Bedfordshire Council) and Sandy Town Council and under consideration within this application is the access that will facilitate access to the community orchard in order to enable a net gain in biodiversity.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

- 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 & costal change

Central Bedfordshire Council's Core Strategy and Development Management

Policies 2009

- CS5 Providing homes
- CS7 Affordable housing
- CS8 Exception schemes
- CS18 Biodiversity and geological conservation
- DM2 Sustainable construction of new buildings
- DM3 High quality development
- DM4 Development within and beyond settlement envelopes
- DM10 Housing mix
- DM13 Heritage in development
- DM14 Landscape and woodland
- DM15 Biodiversity

Local Plan

The Council is currently consulting on its Draft Local Plan (Regulation 18). The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

- 1 Place making in Central Bedfordshire
- 5 Residential development

Relevant Planning History:

Application Number	CB/16/01450/PAPC
Description	Pre-Application Advice – Non-Householder: Development of 6 dwellings
Decision	Pre-App Advice Released
Decision Date	26/05/2016

Consultees:

Sandy Town Council It was resolved to support the outline application for the erection of 6no. affordable houses due to the benefits this provides to residents via the affordable housing, community orchard and allotment land. The Council also has concerns regarding the houses that face the Green. They would rather they faced the opposite way so as to discourage additional access over the Green. Members noted that one of the proposed new houses has no access from the new road to the property and were keen to point out that such access should be by the new access and not directly from and across The Green

CBC Archaeology	No objection
CBC Housing Development	Supports application
CBC Highways	No objection subject to relevant conditions being attached to any permission granted
CBC Pollution	No objection subject to relevant conditions being attached to any permission granted
CBC SuDS	No objection subject to relevant conditions being attached to any permission granted
CBC Trees	No objection
Beds Fire Service	No objections
I.D.B	No objection
UK Power Networks	Objects on grounds that the proposed development will restrict access to a UK Power Networks Distribution Substation that 24 hour access is required for emergency purposes

Other Representations:

Neighbours	Four letters with the following comments/objections: <ul style="list-style-type: none"> • Too much traffic on the Green already; • Access crosses strip of common land that has no right of way; • Loss of privacy; • Inadequate utilities infrastructure to cope with additional housing
------------	---

Determining Issues:

The main considerations of the application are;

1. Principle of Development
2. Affect on the Character and Appearance of the Area
3. Neighbouring Amenity
4. Highway Considerations
5. Other Considerations

Considerations

1. Principle of Development

- 1.1 Policy CS1 of the Core Strategy and Development Management Policies 2009 does not identify Beeston as an area for growth within the development plan area and as such Beeston does not have a defined settlement envelope for the purposes of Policies DM4 and CS8.
- 1.2 The site relates well within the built development at Beeston causing no harm to the intrinsic character and beauty of the countryside, with the site being enclosed on three sides by built development and brownfield land. The Green on the opposite side of the highway is designated as open space within the Core Strategy and Development Management Policies Proposal Maps 2009. Notwithstanding this, Beeston does not benefit from any services within the village so future occupiers would rely upon vehicular movements to access services in the nearby towns of Sandy and Biggleswade.

- 1.3 Paragraph 55 of the NPPF states *'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances.'*
- 1.4 Beeston as a settlement, due to the lack of service provision and heavy reliance on the private motor vehicle, is not considered to be a sustainable location for market housing growth. The provision of affordable housing is a material consideration in the determination of a planning application and attracts weight. The Council's Housing Officer supports the scheme as it would provide much needed affordable housing in Beeston. The application was supported by a Housing Needs Survey for Beeston that was carried out in January 2015, which identified an affordable housing need of 6no. units within the village. Therefore, the proposal is offering 6no. units consisting of 4 x affordable rent and 2 x shared ownership and these will be retained as affordable housing in perpetuity, secured via a condition attached to any permission granted.
- 1.5 Overall, it is considered on balance that the public benefits of meeting this identified affordable housing need, and provision for the delivery of the intended community orchard, in terms of the proposed access, to the rear with this site (para 2.1 of the Planning & Heritage Statement), would outweigh the unsustainable location of the proposal and the harm arising thereof.
- 2. Affect on the Character and Appearance of the Area**
- 2.1 The site is located to the north-east of the highway known as Beeston Green, and is enclosed on three sides by built development with the north-east side of the site being open grassland also under the land ownership of the applicant. The Planning and Heritage Statement paragraph 5.21 confirms that an intrinsic part of the wider project is to create a community orchard within the land outlined in blue on the location plan, which will contribute to the network of accessible greenspaces in Beeston.
- 2.2 Whilst the layout is indicative, consideration appears to have been given to the building lines established by adjacent dwellinghouses and the footprints proposed are fairly representative of other properties of a similar occupation within the area. The documentation supplied in support of the application indicates that the scale of dwellings will be no more than 2 storeys throughout the scheme. This is also considered acceptable as a reflection of the character of the area however this parameter can also be secured by condition to ensure an appropriate maximum scale is achieved. Notwithstanding that parameter, finished floor levels would need to accompany any full details application in the interest of both visual impact and amenity impact. Furthermore consideration also would need to be given to plots directly adjacent to the main highway, to ensure that there are appropriate active frontages within any formal Application for Reserved Matters.
- 2.3 The Central Bedfordshire Design guide states that proposals should be

visually distinctive and should be designed as a sensitive response to the site and its setting. This is iterated in Policies DM3 & DM4 respectfully. The proposed development would result in a density per hectare of approx. 20 which is a low density level but within Beeston is appropriate for this location.

- 2.4 As such, the indicative layout suggests that a development of 6no. units on the site could be comfortably accommodated and that a scheme can be designed that would reinforce and be sensitive to the character of the area. All matters pertaining to scale, layout and design however would be addressed by way of an Application for Reserved Matters. As such it is considered that the proposal would conform to Policies CS14 & DM3 of the Council's Core Strategy and Development Management Policies 2009, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

3. Neighbouring Amenity

3.1 Existing Occupiers

It is considered on the basis of the indicative layout, that it is possible to design a scheme for this number of units without prejudice to the amenity of existing residents in terms of loss of privacy, light or overbearing impact. In any event this would be controlled and assessed as part of the Application for Reserved Matters and finished floor levels and height parameters can be controlled by condition to ensure that appropriate relationships within existing residential properties are realised.

- 3.2 Concerns have also been expressed about the potential loss of privacy and overlooking however on the basis of the indicative layout, the proposed units would be sited a sufficient distance from the boundary to not result in overlooking. However matters pertaining to the siting and scale of the units are again a matter for the Application of Reserved Matters and as such this matter will be considered at that stage.

3.4 Future Occupiers

The indicative layout demonstrates that 6no. dwellinghouses could be sited such that there would be no resultant impact on future occupiers in terms of loss of light, privacy or overbearing impact.

- 3.5 The indicative layout demonstrates that an adequate level of external amenity could be provided for future occupiers in accordance with the Central Bedfordshire Design Guide and internal amenity standards would be a matter that would be addressed at the Reserved Matters stage. However on the basis of the footprints proposed, it is concluded that suitable internal space standards could be achieved.

- 3.6 Whilst bin storage and collection points facilities have not been identified on the indicative plan this will be considered at the Reserved Matters stage. Therefore the proposal in this regard, would conform to Policy DM3 of the Core Strategy and Development Management Policies 2009, the Central Bedfordshire Design Guide and section 7 of the NPPF.

4. Highway Considerations

4.1 Access

The proposed junction, access road and turning area would be capable of a

size catering for the intended vehicle sizes and movements which would be of a level not to cause material harm to the adjoining highway network. Further highway information relating to the detailed design of the junction will be required at the Reserved Matters stage.

4.2 Traffic

An objection has been raised with regards to the amount of traffic on The Green as a result of the proposal. With regards to the construction phase, a Construction Management Plan can be conditioned for the submission of details of construction traffic movements throughout the build. In relation to the resultant development of 6no. dwelling, the Highways Officer is satisfied that the intended movements would be of a level not to cause material harm to the adjoining highway network.

4.3 Parking

On the basis of the indicative layout, 2no. spaces or more can be provided for each dwellinghouse which complies with the Councils parking standards. There appears to be 2no visitor parking spaces plus four spaces grouped at the eastern end, which is assumed is for the community orchard. As such it is considered that the proposal would not be prejudicial to highway safety and would conform to Policy DM3 of the Core Strategy and Development Management Policies 2009, the Central Bedfordshire Design Guide and section 4 of the NPPF in this respect.

5. **Other Considerations**

5.1 Archaeology

The application includes a Heritage Statement (Albion Archaeology 23 February 2017) which incorporates the results of an archaeological field evaluation comprising a programme of trial trenching. The evaluation identified a number of archaeological features within the proposed development site: a total of six ditches and one pit. The archaeological features identified within the proposed development site did not produce any dating evidence.

5.2 The Heritage Statement concludes that although the proposed development site does contain archaeological features, probably representing the remains of post-medieval field boundaries located some distance away from any focus of settlement. These remains are described as being of limited significance with little potential to contribute to advancing our understanding of any of the published local and regional research objectives. On the basis of the evidence presented this is a reasonable and appropriate conclusion. Consequently, the Council's Archaeology Officer has raised no objection to this application on archaeological grounds.

5.3 Ecology

The ecological surveys provided do not indicate any impact on existing habitats or species. The NPPF calls for development to deliver a net gain for biodiversity and therefore the Councils Ecologist has no raised no objection the granting of this permission subject to the imposition of a condition to secure the biodiversity measures as indicated in the Ecological Appraisal. Therefore the proposal is considered to accord with policies CS18 & DM15 of the Core Strategy and Development Management Policies and Section 11 of

the NPPF.

5.4 Fire Hydrants

The Bedfordshire Fire Service has identified that new residential developments should allow for the provision of fire hydrants and appropriate access. This is a matter that could be designed into the layout at the detailed application stage and can be controlled by condition.

5.5 Contaminated Land

Due to the history of the site and the findings of the submitted contamination report, further assessment conditions have been recommended.

5.6 Flood Risk & SuDS

The Council's SuDS Officer has advised that the final design and maintenance arrangements for surface water system are to be agreed at the detailed design stage and recommended conditions to secure this.

5.7 Access over the Green (Common Land)

Concerns have been expressed by local residents about the land ownership of boundaries of the site. A certificate has been signed and supplied with the application which conforms that the developable land is within their ownership and control and as such there is no reason to doubt the ownership of the site. Notwithstanding this, land ownership is a civil matter.

5.8 Utility Services

Whilst concerns have been expressed by local residents about the impact of the dwellinghouses on the existing water and sewage connections, the Internal Drainage Board nor UK Power Network have raised any objections or concerns with regards to supply. The only concern raised by UK Power Network was the requirement to have 24 hour unrestricted access to their substation, the applicant was advised of this and in the resultant indicative layout shows an easement to provide this.

5.10 Human Rights issues

It is the officers understanding that the proposal would raise no Human Rights issues.

5.11 Equality Act 2010

It is the officers understanding that the proposal would raise no issues under the Equality Act 2010.

Recommendation:

That Planning Permission to be GRANTED subject to the following:

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 access, appearance, landscaping, layout and scale of the development (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 Any subsequent reserved matters application shall include the following:

- an access no less than 5.0m wide with kerb radii of 6.0m and designed to geometric standard appropriate for adoption as public highway;
- vehicle parking and garaging in accordance with the Council's standards applicable at the time of submission;
- cycle parking and storage in accordance with the Council's standards applicable at the time of submission;
- a vehicular turning area within the curtilage of all premises taking access directly from the public highway;
- driver/driver intervisibility and pedestrian visibility from the access within the site;
- refuse collection points;
- a construction traffic management plan detailing access arrangements for construction vehicles, on site parking and loading/unloading areas;
- materials storage area; and
- means of access for the community orchard.

Reason: To ensure the development of the site is completed to provide adequate and appropriate highway arrangements at all times. (Section 4, NPPF)

- 4 **No development shall take place until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future national policy that replaces it.**

The scheme shall include:

- **the numbers, type, tenure and location on the site of the tenure split 4 x affordable rent and 2 x shared ownership**
- **the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no registered social landlord is involved;**

- the arrangements that ensure that the provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The 6 no. affordable housing units shall be retain in perpetuity thereafter.

Reason: This is a pre-commencement condition to secure the social and community infrastructure needs of the local community in perpetuity, in accordance with Section 6, NPPF and Policy CS7, CSDMP.

5 No development shall take place on site until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The details must include the following:

- step by step methodology that will be employed on site throughout the entire development process;
- plans showing the location of tree protection fencing;
- plan of areas of temporary ground protection required;
- any areas of hard standing within the designated root protection area(s);
- details of any service lines or soakaways.

Reason: This is a pre-commencement condition due to ensuring the details to protected trees are fully considered prior to the final layout details being decided in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended. (Sections 7 & 11, NPPF)

6 No development shall take place on site until the following has been submitted to and approved in writing by the Local Planning Authority:

A further assessment of the area following demolition as recommended by the previously submitted EPS (March 2017) Phase I Geo-Environmental Assessment Report (Re: UK17.2599) along with a detailed Remediation Method Statement(s) for the mitigation of all risks identified. Works shall be undertaken by qualified professionals and follow the 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: This is a pre-commencement condition to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Section 11, NPPF)

7 No dwellings hereby permitted shall be occupied until the following has been submitted to and approved in writing by the Local Planning

Authority:

A Validation Report that demonstrates the effectiveness of all remediation measures implemented by the Remediation Method Statement(s). Works shall be undertaken by qualified professionals and follow the 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Section 11, NPPF)

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

Reason: This is a pre-commencement condition so that the drainage details can be finalised so that adequate surface water drainage is provided and that existing and future land drainage needs are protected. (Section 10, NPPF)

- 9 All ecological measures and works shall be carried out in accordance with the details contained in Part 6 of the Final Ecology Report (March 2017).

Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation. (Section 11, NPPF)

- 10 Prior to the occupation of any dwelling full details of the access arrangements shown for indicative purposes on drawing no. C782P shall be submitted to and approved in writing by the Local Planning Authority. No dwelling approved under and subsequent application for reserved matters shall be occupied until such time as the agreed works, including provision of a 2.4m x 43.0m visibility splays, clear of all obstructions, have been implemented and retained thereafter.

Reason: To ensure that the road works are completed to a satisfactory and safe standard to provide safe access suitable for adoption as a public highway in the interests of highway safety. (Section 4, NPPF)

- 11 This consent relates only to the details shown on the submitted plans, numbers C-782P-Indicative Layout (Revised May 2017, C-782P-Tree Protection Measures (Revised May 2017), CBC/001, 200 PLAN, Planning & Heritage Statement (March 2017), Housing Needs Survey Report - Beeston (January 2015), Tree Survey with TIP 16 322 (December 2016), Archaeological Field Evaluation & Heritage Statement (23 February 2017), Extended Phase I Habitat Survey & Preliminary Ecological Assessment (December 2016), Phase I Geo-Environmental Desk Study (10 March 2017).

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.
2. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
3. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
4. The development involves works within the public highway that requires written permission of the Highway Authority at Central Bedfordshire Council. The Applicants / Developers should note that it is the Applicants' / Developers' responsibility to ensure that in addition to planning permission, any necessary consents or approvals under the Highways Act 1980, the New Roads and Streetworks Act 1991 and other related legislation as amended are obtained from the Council. The Applicants / Developers, upon receipt of this Notice of Planning Approval, are advised to contact Central Bedfordshire Council's Highway Help Desk on 0300 300 8049, to write to Central Bedfordshire Highways, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under s278 or other sections of the Highways Act, 1980 to be implemented.
5. The Applicant is encouraged to offer the internal road for adoption as highway maintainable at public expense under S38 of the Highways Act, 1980 for which further technical approval and agreement is required. The Applicant is advised to contact Central Bedfordshire Council as per note 2.
6. The applicant is advised that Central Bedfordshire Council as highway authority will not consider the proposed private drives and parking courts as areas for adoption as highway maintainable at public expense and a management company arrangement should be considered.
7. Any repositioning of street furniture will be at the permission of the Highway Authority and public utility apparatus under the agreement of the service provider, and will be at the Applicants' / Developers' expense.

For avoidance of doubt the internal layout is taken as illustrative.

8.

Informative from Bedfordshire Fire and Rescue Service Emergency Response

Planning Officer:

Although this should normally be dealt with at Building Regulations consultation stage, I would like to draw the developer's attention to the requirements of Building Regulations "Approved Document B (Fire Safety) Volume 1 - Dwellinghouses" or "Volume 2 – Buildings other than dwellinghouses" as appropriate, particularly 'B5 - Access and Facilities for the Fire Service', to ensure compliance is met and specifically as below with respect to dwelling houses:-

- a. Vehicle access for a pump appliance to within 45m of all points within a dwelling house;
- b. Turning facilities should be provided in any dead end access route that is more than 20m long. This can be by a hammerhead or turning circle, designed on the following table.

Vehicle Access Route Specification:-

Appliance Type	Minimum Width of Road between Kerbs (m)	Minimum Width of Gateways (m)	Minimum Turning Circle between Kerbs (m)	Minimum Turning Circle between Walls (m)	Minimum Clearance height (m)	Minimum Carrying Capacity (tonne)**
Pump	3.7	3.1	16.8	19.2	3.7	18.0
High Reach	3.7	3.1	26.0	29.0	4.0	26.0

If the criteria for fire appliance access to within 45m as set out above cannot be reached for residential premises, the Building Control and Fire Authority should be consulted at an early stage, as alternative arrangements may be acceptable. Typically, this is either because the new site is landlocked or because the new access is too narrow to get an appliance close enough.

The following options are available if access is within:-

45 - <60 m - Domestic/residential sprinklers required;

60 - 90 m - Domestic/residential sprinklers and a fire hydrant installed immediately by the access driveway;

Over 90 m - Not acceptable

We would ask that fire hydrants are installed in number and location at the developer's cost as follows:-

On a residential site we will need one hydrant at least every 180m – with no property further than 90m from the nearest hydrant. The minimum flow should be as described in the National Guidance Document published by UK Water and the Local Government Association.

The relevant section is copied below from Appendix 5:-

1. Housing

“Housing developments with units of detached or semi-detached houses of not more than two floors, should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi-occupied housing developments with units of more than two floors, should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.”

In addition to the formal guidance or requirements, that where possible consideration is given to access for the hydrants, so they are positioned on pathways/pedestrian areas, close to but not within vehicle standing areas where they are likely to be obstructed by parked cars/lorries (e.g. in an area designated for parking or loading as part of the development).

9. Informatives from the Council's Pollution Officer:

Any unexpected contamination discovered during works should be brought to the Attention of the Planning Authority.

The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

10. Informative from the Council's SuDS Officer:

The final design and maintenance arrangements for the surface water system that are to be agreed at the detailed design stage, should take the following into consideration:

- Where the use of permeable surfacing is proposed, this should be designed in accordance with the ‘CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement’.
- The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the ‘Non-statutory technical standards for sustainable drainage systems’ (March 2015, Ref: PB14308), ‘Central Bedfordshire Sustainable Drainage Guidance’ (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for

example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property. Any methods involving designation or registering a Land Charge are to be agreed with the LPA.

11. You are advised to note the comments of the Bedfordshire and River Ivel Internal Drainage Board as set out in the enclosed letter.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

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.

DECISION

.....
.....