

Item No. 6

APPLICATION NUMBER	CB/17/02575/OUT
LOCATION	Land East of Ampthill Road and North of Bedford Road surrounding Great Thickthorn Farm, Houghton Conquest
PROPOSAL	Outline application (with all matters reserved except access): Mixed use development with access from Ampthill Road and Bedford Road comprising up to 650 dwellings, children's play spaces, a countryside park comprising formal and informal open space and playing pitches, new woodland and other landscape works together with a localised footpath diversion, a site of up to 2.00 hectares for educational use and other associated works and operations including but not limited to demolition, earthworks and engineering operations (including in relation to utilities and drainage).
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Lisa Newlands
DATE REGISTERED	24 May 2017
EXPIRY DATE	23 August 2017
APPLICANT	Old Road Securities Plc
AGENT	David Lock Associates
REASON FOR COMMITTEE TO DETERMINE	Major development outside of the settlement envelope with Parish Council objection
RECOMMENDED DECISION	Outline application - Recommended for approval subject to the completion of a S106 agreement.

Summary of Recommendation

The proposed development would be outside of any settlement envelope on a currently unallocated site and therefore would be in conflict with Policy DM4 of the development plan in so far as it seeks to direct development within settlement envelopes. Through the assessment of the benefits of the scheme, it is considered that the benefits would outweigh the limited harm to the character of the area and the minor harm to the setting of Houghton House. In addition to this the planning history of the site is a material consideration and would be given weight in this instance.

It is therefore considered on balance that the benefits of the scheme and other material considerations outlined in the report would outweigh the identified harm to the heritage asset, the landscape and the conflict with Policy DM4 of the Core Strategy and Development Management Policies for Central Bedfordshire (North). It is therefore recommended that outline planning permission be approved.

Site Location:

The application site is located east of the B530 Ampthill Road, to the south of the Wixams new settlement and immediately south of land allocated under Policy MA3 of the Central Bedfordshire (North) Site Allocations DPD. Bedford Road forms part of the southern boundary. The village of Houghton Conquest lies to the south of the site, with the A6 to the east.

An existing farm access provides a connection through the site to the existing Great Thickthorn Farm although located at its centre, is excluded from the application site.

The site has previously been in agricultural use and is largely undeveloped apart from a number of access tracks and an agricultural barn. The site is therefore predominantly large open fields most recently in arable use, with a hedgerow and ditch network primarily forming the boundaries of the site. The site has modest topographic changes, with higher land located to the south west.

The Application:

Outline planning permission is sought with all matters reserved except access for a mixed use development with access from the B530 Ampthill Road and Bedford Road. The development is proposed to comprise of up to 650 residential dwellings; children's play spaces; a countryside park comprising formal and informal open space and playing pitches, new woodland and other landscape works together with localised footpath diversion; a site of up to 2.00 hectares for educational use; and, enabling and other associated works and operations including but not limited to: demolition, earthworks, and engineering operations (including in relation to utilities and drainage).

The application has been supported by a full suite of documentation.

Following the Council's determination that an Environmental Statement would be required as part of the application the promoters sought a formal screening direction from the Secretary of State on 4 November 2015. The Secretary of State issued a formal Screening Direction on 11th December 2015 concluding that the proposed development described would not, in his view constitute EIA Development.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

- 1: Building a strong, competitive economy
- 3: Supporting a Prosperous Rural Economy
- 4: Promoting sustainable transport
- 5: Supporting High Quality Communications Infrastructure
- 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
- 11: Conserving and enhancing the natural environment
- 12: Conserving and enhancing the historic environment

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy
CS2 Developer Contributions
CS3 Healthy & Sustainable Communities
CS4 Linking Communities - Accessibility & Transport
CS5 Providing Homes
CS6 Delivery & Timing of Housing Provision
CS7 Affordable Housing
CS9 Providing Jobs
CS13 Climate Change
CS14 High Quality Development
CS15 Heritage
CS16 Landscape & Woodland
CS17 Green Infrastructure
CS18 Biodiversity & Geological Conservation
DM1 Renewable Energy
DM2 Sustainable Construction of New Buildings
DM3 High Quality Development
DM4 Development Within & Beyond Settlement Envelopes
DM9 Providing a Range of Transport
DM10 Housing Mix
DM13 Heritage in Development
DM14 Landscape & Woodland
DM15 Biodiversity
DM16 Green Infrastructure
DM17 Accessible Greenspaces

Local Plan

The Council has recently consulted 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.

Minerals and Waste Constraints

Minerals and Waste Local Plan: Strategic Sites and Policies (Jan 2014)

Minerals and Waste Adopted Plan Saved Policies

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)
SUDS guidance

Relevant Planning History:

Application:	Planning	Number:	CB/15/04232/SCN
Validated:	04/11/2015	Type:	EIA - Screening Opinion
Status:	Decided	Date:	11/11/2015
Summary:		Decision:	Not Proceeded With
Description:	EIA Screening Opinion: mixed use development including 650 dwellings, a one form entry primary school. open space including a countryside park, formal sports provision and landscape works. Access from B530 and Bedford Road, internal road network, provision of utilities, drainage and any associated ground remodelling works.		

Consultees:

Parish/Town Council

Houghton Conquest Parish Council:

- The plan for the road shows two access points along Bedford Road but it isn't clear why there are two? This needs clarification
- As Bedford Road will be a dead end, plus it is already in the process of being altered near Duck End Close, there needs to be joined up thinking about this road. The entire road needs to have a 30mph limit (and appropriate traffic calming if considered necessary), so that it doesn't jump from 30mph to 60mph and back to 30mph again over a short distance.
- At what stage of the development will Houghton Conquest residents be using the new roundabout and road? When will Bedford Road be closed at the end and how will it be protected from potential misuse. The dead-end area needs to be carefully designed in such a way that reduces these potential issues.
- How will works traffic be prevented from interfering with residential traffic? Houghton Conquest residents do not want to face years of driving through building works, during staged delivery.
- Due to the size of the development and the fact that our lower school is at capacity, the lower school proposed for the site must be delivered before houses are occupied.
- The countryside park must be in place and significantly established before development starts.

- The area and position of the country park must also be more clearly defined in the outline application so it cannot be altered at a later date.
- There needs to be clarification on who will manage the country park and open spaces
- There is a significant increase in the number of houses originally proposed from up to 500 to up to 650. The proposal is to deliver this scheme in advance of the main Wixams extension, and therefore it will stand alone for some time without any community facilities. It is therefore assumed that these residents are likely to access the community facilities within the Houghton Conquest for some time, and as such we would ask that a S106 provision be made for improvements to the Village Hall, so that it can accommodate this anticipated increase.
- There is no provision for Doctors services, and no clarity on how bus services will access Wixams Park and Houghton conquest. As residents of the new Greenlakes estate close by, have recently been advised they can no longer be served by their Doctors Surgery in Ampthill, this is clearly a current issue that needs careful planning.
- The Parish Council will be minded to object to any future planning applications if these matters are not addressed within future applications.
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Bedford Borough Council

Objection on the following grounds:

Principle of development

- the site is adjacent to land allocated under Policy MA3. It was previously allocated in the draft Development Strategy for 500 dwellings and a country park immediately to the south of the southern expansion area. The draft policy is mentioned within the draft Central Bedfordshire Local Plan as Land South of Wixams. The draft plan is not an allocations plan and has not considered the sustainability credentials of other potential sites. A masterplan was approved by CBC in April 2015 which combines the Policy MA3 allocation as well as the application site. The application fails to respond to the delivery timeframes identified within the wording of policy MA3 or draft wording of policy 63 in terms of timeframes for delivery.
- Bedford Borough is of the view that the application is premature and unsustainable when considering the current delivery of the Wixams Site. This allocation is pre-empting the allocation of the site within Central Bedfordshire's Local Plan.
- The Wixams main site is in a fairly early stage of delivery, the southern expansion area cannot be

delivered before 2021, unless otherwise determined by the Council. The submitted application cannot be considered a sustainable extension in its own right. There are no existing connections through to the main Wixams settlement, other than the B530 and footpath link FPA10. In the absence of the delivery of Wixams main settlement, the southern extension and the associated facilities and transport infrastructure on which the application site will depend and the fact that the granting of permission is likely to see the site implemented prior to the completion of both the main settlement and the southern extension, the proposal is not considered a sustainable location for new residential development. The proposal is considered to be development within open countryside that is contrary to sustainability principles outlined within the NPPF.

Highways

- The Wixams main settlement and its access strategy focussed on the A6/A421 route corridor to discourage traffic through the surrounding Bedford Borough/ Central Bedfordshire villages and towns of Kempston Hardwick, Stewartby, Houghton Conquest and Ampthill. This current development and measures now promoted do not accord with this approach. The travel and access strategy beyond the site itself was not addressed prior to the adoption of the masterplan. The acceptability of traffic travelling through the villages mentioned and proposed junction measures at Kempston Hardwick to better manage the traffic capacity issues it creates is a key consideration.
- concerns related to the existing capacity of the Cow Bridge and Marsh Leys junctions and impact on the operational assessments of assignment of potential additional trips travelling northbound into the Bedford Borough area.
- Indications that public transport would enter the site suggest that this would extend to just 46% of the proposed dwellings being within a reasonable walking distance of a bus service. There is no certainty that penetration of the site will occur especially due to the fact that it is quite a diversion for operators, there are existing time constraints in the service schedule and there are no connections onwards through to Wixams north, where additional patronage could be secured.
- the proposed access strategy significantly affects the villages west of the development. As a result of the capacity assessments, junction improvements are proposed for both ends of Manor Road (BBC) and the A6/ Chapel End Road (CBC). No mitigation is proposed for any other junctions.

- Although mitigation such as signals at Manor Road could be used to constrain or encourage trips through Kempston Hardwick area their appropriateness in a rural area with no context of signalised junctions is uncertain. If traffic is constrained at these junctions the impacts on Cow Bridge or Stewartby south will undoubtedly be exacerbated.
- Even with the signal junctions as proposed the mechanism for controlling traffic at both ends of Manor Road, at the B530 end, the junction only just works within acceptable levels of Degree of saturation in 2027 and queues northbound in the AM peak would extend and potentially block back across the new roundabout access to the car auction site. At the Woburn Road end two schemes have been tested. To cater for the full committed developments some localised widening to provide more lanes would be required.
- The arguments related to reductions and reassignments of trips in future years are not certain and although no reduction in trips has been made to reflect this in the TA, it is not reliable enough reason to make the proposals acceptable.
- In isolation the site is not sustainable in traffic terms. Without significant vehicular, cycleway and footway connections to the Wixams the through traffic impacts particularly on surrounding local communities and junctions both within the BBC and CBC areas are significant.
- If CBC are satisfied that the proposed development meets the sustainability objectives of the NPPF, Bedford Borough Council would be seeking S106 contributions/ schemes towards:
 - expansion of Wixams Secondary School
 - off-site traffic mitigation
 - Wixams railway station
 - schools transport
 - footway/ cycleway to Stewartby (employment site)
 - Public transport

Rights of Way

Please ask the applicant to submit Path Diversion Applications as early as possible if they indeed intend to divert the path concerned in order to not obstruct the path.

The applicant will be unable to build over any PRoW unless a Temporary Closure is in place BEFORE any work starts across the legal line of the path or indeed has been legally Diverted and thus remain open (if possible) during the build.

Will require considerable surface enhancements to the legal line of all PRow that cross the application site. The existing site layout drawings are NOT sufficient to enable a conclusion, save to insist that all route must be metalled over their full legal width - possible 2 metres wide.

Housing Development
Officer

A Six week lead in is required for any Temporary Closure.

Whilst this application states the intentions of the provision of affordable housing, it does not state the overall percentage proposed and whether or not the proposal is for a policy compliant scheme. Would expect to see 35% affordable housing or 228 affordable units. The supporting documentation does not indicate the tenure split of the affordable units. The Strategic Housing Market Assessment (SHMA) has identified a tenure requirement from qualifying affordable housing sites as being 73% affordable rent and 27% intermediate tenure. This would make a requirement of 166 units of affordable rent and 62 units of intermediate tenure (shared ownership) from this proposed development.

Would like to see the affordable units dispersed throughout the site and integrated with the market housing to promote community cohesion & tenure blindness. Would also expect the units to meet all nationally prescribed space standards. We expect the affordable housing to be let in accordance with the Council's allocation scheme and enforced through an agreed nominations agreement with the Council. If these comments are taken on board, would support this application. Would welcome discussions surrounding the affordable element and the mix of affordable units proposed from the scheme.

Leisure Officer

Provision Required:

1. Countryside Recreation and Informal Recreation

Depending on the size and composition of the proposed countryside park, it should achieve the requirement.

2. Urban Park and Large Formal Recreation Areas

Provision for a multi-facility space which can accommodate both formal facilities – potentially a formal park – with play facilities and sporting provision.

3. Small Amenity Spaces

These spaces should be provided within the housing layout when known, to break up the mass of development and provide green spaces for visual and

casual recreational benefit.

4. Facilities for Children and Facilities for Young People

As indicated on the framework plan, facilities for children and young people – up to 14+ years should be provided together on large sites which offer a range of activities and space for games etc.

The plan shows a combined NEAP/LEAP/LAP and a Super LAP. The SLAP should be 200sqm and have play equipment suitable for children up to the age of 10yrs. The combined NEAP/LEAP/LAP should be 1,500smq comprising of a LAP area at 100sqm with 3 pieces of equipment for 3-6yr olds, a LEAP area at 400sqm with 5+ pieces of equipment for 4-8yr olds and a NEAP area at 1,000sqm with 8+ pieces of equipment for 8-14yr olds.

Teenage provision for 14+yrs should also be made in association with the NEAP. This should provide a separate informal meeting area, which may include a teenage shelter and basketball provision.

With the configuration of the neighbouring play areas in MA3, as identified in the framework plan, the proposed onsite provision within this application should be adequate

On site outdoor sports facilities are identified on the framework plan and Option D2 layout was previously agreed between Leisure and The Landscape Partnership. Further details will be required from Sport England and the FA on pitch standards and changing room design.

Ecology

Comments made in terms of the indicative layout. Given the construction will occur in parcels over a number of years it is considered that each parcel should be informed by up to date ecological assessment - suggested condition. It is also considered given the scale of development that a Construction Environmental Management Plan and a landscape and ecological management plan be conditioned.

Tree and Landscape Officer

The site consists primarily of agricultural land with isolated trees and boundary hedgelines. The Planning Statement refers to an Arboricultural Impact Assessment which unsure has been submitted or whether it is intended to be submitted at a later point. We will require one along with tree protection details. Looking at site proposals it would seem that there is going to be potential to substantially improve tree and landscape cover and to this end we will expect a quality planting and landscape scheme to be supplied which will include a detailed Management Plan showing how new planting will be provided and maintained. Planting details for park

and woodland areas will concentrate on the use of native species preferably of local provenance and include both standard trees, bare root shelter belts and hedging.

Updated comments:

Arboricultural Impact Assessment has been supplied identifying trees and hedgelines on site along with their retention categories. A number of trees will be removed to facilitate of which trees of principle interest are three category B trees which will be removed to provide a new access to the site.

Section 10.1 of the Assessment highlights the need for a detailed tree protection plan and Method Statement to be supplied at a later date based on final layout details. This will be required.

GI

Green Infrastructure:

Phasing

Proposals for green infrastructure enhancement include significant proposals for new planting and landscaping.

In order for these to be functional, they need to be established well in advance. The proposals set out by the applicant are not acceptable. The Landscape and Green Infrastructure Strategy breaks the work down into three stages; advance planting, stage 1 works, and stage 2 works. To ensure that the green infrastructure and landscaping is adequately established, the phasing should be amended as follows.

Advance planting needs to be completed at commencement.

Stage 1 works need to be completed in advance of the first occupation.

Stage 2 works need to be complete at the early stages of development.

This phasing needs to be amended, and required to be completed at these points by condition.

Detailed design

The design of the green corridors, and the effective incorporation of multifunctional SuDS is critical to ensuring the green infrastructure network meets the needs of the residents.

Currently, there is insufficient information provided, particularly around the designs of the large attenuation features that dominate several of the green corridors.

More information needs to be provided and agreed with the council as a pre-commencement condition,

specifically

- Sections of all attenuation features, showing depths and profiles
- Detailed proposals for planting, and for management
- Detailed proposals showing access routes / informal routes / desire lines within these features.

This is required in order to demonstrate how the proposals are in line with CBC requirements, and with best practice (e.g. CIRIA SuDS manual). The current proposals do not adequately provide this information, particularly the requirements CBC sets out for the Surface Water Drainage scheme, providing sections and management information.

These details should be discussed and agreed with CBC's ecology, landscape, green infrastructure and SuDS officers before commencement.

SuDs	No objection subject to conditions.
Sustainability	No objection subject to conditions.
Self Build Officer	Growing demand for serviced plots for self and custom builders and the developer is encouraged to deliver 10% plots as serviced plots within this development. Currently there are 185 people registered on the Central Bedfordshire's Self and Custom Build Register and 34 of them are looking for a plot in the Houghton Conquest, Wixams, Haynes, Clophill, Maulden, Ampthill and Marston Moretaine area.
Archaeology	No objection subject to a number of conditions.
Travel Plan Officer	No objection subject to condition in relation to travel plan.
Strategic Landscape Officer	<p>Landscape Issues - there has been a long consultative process with regard to the development of the Landscape Framework. Key aspects of the landscape provision include the</p> <ul style="list-style-type: none">- Countryside Park , which provides the main screen to provide visual mitigation to safeguard the rural context of Houghton Conquest,- landscape frontage beside Ampthill Road - this is crucial as the character of this road is being radically changed by development and it is important that new development <p>secures a quality edge to maintain a sense of space between Bedford and Ampthill as well as creating a setting for the Wixams.</p>

- integration of more formal landscaped areas such as the sports provision and play areas,
- Suds provision appropriate to the Forest of Marston Vale.

The southern boundary to the Countryside Park is well wooded and should provide adequate screening whilst allowing some views to permeate .

The sequence of spinneys south of the residential area will also help to mitigate visual impact ,particularly of development when seen from the Country Park.

The Landscape Framework provides a design code for the detailed design, which includes a range of grassland treatments. It will be important to ensure that this vision for the landscaped areas is progressed at the next stage. A Landscape and Ecology Management Plan would help with specification of stock and future maintenance.

The original Masterplan for the Wixams included substantial woodland belts, which were intended to have been planted in advance of development on sections of this application site. The woodland blocks will receive some surplus soil to create low mounds, which will be dependant on the rate of development. However, it is essential that the southern woodland belt is established at the earliest opportunity in order to achieve the screening function.

Sympathetic management of the Suds will also be required in order to foster the ecological outcomes required.

In terms of Green Infrastructure, there are concerns about the potential impact of the new community on the highly sensitive Quest Pit site. Whilst the development brings forward new parkland, the potential impact on a site of high landscape and wildlife significance (albeit private land) needs to be considered.

Waste	Requirement to provide waste provision in accordance with CBC standards. Condition to secure bin provision. Further details required on reserved matters applications.
Pollution Officer	No objection subject to conditions.
Public Art	No objection subject to conditions to secure public art.
Historic England	Concerns regarding the application on heritage grounds owing to the minor harm caused by the proposal to the setting of the designated Houghton House. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 132 and 134 of the

	NPPF.
Highways England	No objection subject to condition in relation to a revised travel plan condition.
Highways	No objection subject to conditions and necessary contributions.
Community Halls	£100,000 contribution towards village hall in Houghton Conquest - refurbishment, small extension, improvements to energy efficient and installation of renewable energy sources.
Health Provision	<p>Contributions required towards the following:</p> <p>GP Core Services: £536,750.77 Mental Health: £126,399.00 Acute Costs: £1,439,399.00 Community healthcare: £118,319.00</p> <p>Since there is significant housing development underway in the proximity of this site (potentially over 6,000 dwellings) this would necessitate additional healthcare facilities in the area. The contributions would go towards the proposed new GP surgery in the Wixams town centre.</p>
Education	<p>Financial contribution based on 1 form entry primary school plus a financial contribution from the remaining 150 dwellings to contribute towards the expansion of that primary school. 500 dwellings would necessitate a 1 form primary school, therefore a further financial contribution is sought for the additional 150 dwellings. Education Officers have advised that the school built will likely be a 2 form entry school.</p> <p>Total primary and early years contribution = £5,310,268 + indexation</p> <p>Secondary financial contribution of £4,134,443 (650 homes) for expansion of Wixams Secondary School.</p> <p>Total education financial contribution = £9,444,711.04 + indexation. and a 2.0ha primary school site as detailed in the plans submitted.</p>
Environment Agency	No objection subject to conditions.
Anglian Water	No objection subject to condition.
Forest of Marston Vale	Greater woodland and tree planting would appear to be necessary to achieve the required Forest contribution. Given the size of the site this scheme could provide at least 39% canopy cover across the site.

- A clear robust plan needs setting out for the sustainable management and governance of the ultimate woodland and associated greenspace.
- promote the introduction of working chimneys within the development to help stimulate the local woodland economy and provide householders with a cheaper heating source. Burning wood is cheaper and is a carbon neutral way to heat the home.

MANOP

A development of this size is one where consideration should be given to the inclusion of a specialist scheme for older people such as a care home, a Housing with care development of a housing with support development.

In mainstream housing the needs of older people should be considered.

Conservation Officer

1. HE are correct is attributing weight to the setting of a heritage asset in this case Houghton Hall. Views from country houses of this period did play an integral part of their design and often the site was chosen specifically for their view/vistas as well as setting. HE's letter is explicit in the case that Houghton Hall was put there for the view it would command over the Marston Vale i.e. the view from the front of the Hall. So I would concur with HE that the assertion that there were designed setting. These designed settings may have been included to enhance the presence and visual interest or to create experience of drama or surprise.
2. Reference needs to taken from HE GPA3 (Good Practice Planning Note) – The Setting of Heritage Assets. The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve'. It goes further to discuss the setting and the significance this has on heritage assts. Although setting itself is not a heritage asset nor a heritage designation, it is what that land contributes to the significance of that asset or to the ability to appreciate that significance. Given the guidance and the location of the Hall and its relationship with the Vale it would not be unreasonable to conclude that these designed views contribute to significance.
3. .The argument in my view boils down to how much change has taken place and the impact of that change on significance etc Cumulative change is where an asset has been compromised in the past by

unsympathetic development affecting setting and to accord with NPPF policies consideration still needs to be given whether “additional change will further detract from, or can enhance, the significance of the asset’. Negative change could include severing the last link between an asset and its original setting – in this case the designed views out towards the Vale from the front of the Hall.

Therefore it is considered that the proposal will cause minor harm for the reason set out in HE’s letter and for the reasons given above. The NPPF requires that clear and convincing justification for that harm and the degree of harm in this case less than substantial should be weighted against the public benefit of the proposal.

Other Representations:

Neighbours

4 letters of support raising the following comments:

- the area would benefit from more family homes with a country park to enjoy
- great benefit to the area, more housing is needed and the country park is essential to the community for exercise, health, exercising pets and giving the local community a place to meet and socialise too.
- we need more housing in this area so it makes sense to have this development. Houghton Conquest deserves more parkland and bridleways so I fully support the development and hope that the idea of the countryside park is included and supported too.
- support this development as the country park creates a division between the old village and Wixams development. New houses near the train station will always be a good thing!

1 letter of objection raising the following concerns:

- Houghton Conquest has already been subjected to extensive planning in the last 2 years with over 180 passed. Our lovely village has become engulfed with houses.
- Disturbance during the building process has already begun.
- the application is vague and needs to be explained in more detail
- we still await to see the Country Park promised before these homes are built
- no spaces in the local schools - where are the children going to go?
- will there be any shop as this will become a more centralised part of our small village along with the new development now in the process of building along

Bedford Road. The village shop will be quite some distance - so accessing it by car will cause even further chaos in our small high street

- the road infrastructure in the surrounding area is not suitable
- Green farmland for crops destroyed, yet brown areas left untouched.
- Utilities already stretched and water pipes continually bursting and leaking
- no public meetings held
- destruction of rural villages in Bedfordshire, and Houghton Conquest steeped in history, swallowed up by Wixams - utter destruction of arable farmland.
- Object strongly to this huge development of homes and more disruption and destruction to the lying landscape of once rural Houghton Conquest, the quiet village we chose to live in away from a town, soon to become a town due to planners.

Gallaghers, Wixams
main settlement
landowners (Barton
Wilmore on behalf of)

Objection on the following grounds:

- the proposal represents a freestanding and unsustainable piecemeal form of development, which will have no internal employment or other services by reason of being out of sequence with both the Wixams main settlement, currently under construction and the intended first phase of the Southern Expansion Area.
- there is an absence of any commitment to make direct contributions towards facilities within the Wixams Main settlement, upon which the submitted outline proposals will rely while substantially benefiting from main settlement facilities such as the secondary school, health, public transport, leisure and assembly. However, whilst impacting upon the capacity of these main facilities, there is no commitment to proportionately fund them.
- the submitted outline proposals are premature, inconsistent and contrary to the vision for the contribution of this site to the Wixams settlement as a whole as expressed in the emerging plan policy.
- the submitted proposals are inconsistent with the stated intentions of the Wixam Park Masterplan document - the most notable departures being the number of dwellings and the unsustainable complete inversion of the stated phasing to remotely commence the Land South of Wixams Growth Location on the most southerly land parcel, ahead of the principal policy MA3 allocation.
- the remote and unsustainable dormitory nature of the submitted proposals, relative to the ongoing delivery of the Wixams will exacerbate the general lack of connectivity and integration with the main settlement,

which is a primary characteristic of the Southern Expansion Area proposals as a whole. Given that each element of the SEA envisages an entirely separate access on to a minor B-road the premature approval of the development on the former Policy 63 Area will further prejudice the future comprehensive integration of the site with the Wixams, as required by policy.

- There is a lack of tangible need at the present time for the release of strategic land outside of the Wixams main settlement envelope. The Council has claimed five year housing supply land and this has not been challenged by the applicant. Furthermore, the available market capacity in the area is currently being served by the Wixams itself. Accordingly, any further, ill-timed, expansion beyond the settlement boundaries of Wixams will not serve its own new market, rather it will simply dilute current sales and delivery at the Wixams main settlement with no net delivery gains for the CBC housing trajectory.

Gallaghers, Wixams main settlement landowners (Pinsent Masons on behalf of)

Write to highlight the legal obligations that the Council is contractually required to comply with when assessing the planning application and the necessary mitigation it will be required to provide.

- the Council will ensure appropriate contributions are secured by way of planning obligation towards the extension of any middle/ upper schools
- the Council should consider what bus services the application is proposing to offer and how these will integrate with those on The Wixams site
- the Council should use reasonable endeavours to secure financial contributions towards the Railway Station
- the Council should use reasonable endeavours to secure appropriate contributions towards joint ventures in respect of planning obligations, strategic infrastructure and strategic landscaping and infrastructure connections to the Expansion land to the extent they relate to or benefit the expansion land.
- Request copy of heads of terms / draft S106 forwarded to client asap.

Determining Issues:

The main considerations of the application are;

1. The principle of development
2. Impact on the character and appearance of the area
3. Access and Highways considerations
4. Impact on the amenity of neighbouring residents
5. Biodiversity
6. Historic Environment

7. Planning Contributions
8. The Planning balance
9. Other matters

Considerations

1. The principle of development

- 1.1 S38(6) of the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF) (2012) set out that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (para 11).
- 1.2 It is considered that whilst the development plan as a whole falls to be considered under Section 38(6) of the Planning and Compulsory Purchase Act 2004, as amended, the relevant policies of determining this application focus upon Core Strategy Policies DM4, DM13, DM14, CS15 and CS16.
- 1.3 The Proposals Map seeks to define the boundaries between settlements and surrounding countryside. Policy DM4 identifies the development that would be acceptable within the different hierarchy of settlement envelopes. It is not a policy for the supply of housing as defined by the Supreme Court. Policy DM4 seeks to direct development to within settlement envelopes and not within the open countryside. Consistent with recent appeal decisions at Clophill and Potton, it is not considered that Policy DM4 is out of date. Policy DM4 of the Core Strategy, whilst a relevant policy, is not fully consistent with the policies of the Framework, which seek to recognise the intrinsic character and beauty of the countryside rather than to specifically 'protect' it. In such circumstances, given this inconsistency, this policy should be afforded moderate weight in accordance with Paragraph 215 of the Framework. The proposed development would be in conflict with this policy, in so far as the development proposed is outside of any existing settlement envelope.
- 1.4 In terms of Policies DM14 and CS16 which relate to landscape and woodland. These policies set out a criterion approach which require that planning applications are assessed against the impact that the proposal will have on the landscape, stating that *'any proposals that have an adverse impact on the landscape in these areas will be rejected unless there is a particular need for, or benefit arising from the proposal that would override this requirement'*.
- 1.5 In decisions including the recent Potton appeal decision the Inspector concluded that these policies are broadly consistent with the Framework and as such they should be afforded the greater weight envisaged at Paragraph 215 of the Framework.
- 1.6 In terms of the proposed development the report goes on to assess the impact of the proposal on the character and appearance of the area and this will be considered further in the planning balance. It is acknowledged that the introduction of 650 houses within the landscape will create some harm to the character and appearance of the area, however, the Landscape Officer has raised no objection to the proposed development and Policies DM14 and CS16 are clear, that this harm should be weighed against the benefits arising from the proposal.

- 1.7 Policies DM13 and CS15 relate to heritage in development and that planning applications will be determined in line with advice given in national guidance and that the Council will protect, conserve and enhance the district's heritage. Such an approach is broadly consistent with the Framework. The NPPF is the national guidance in relation to this matter and paragraphs 132-134 set out how the impact of a development on the significance of a designated heritage asset should be considered. In this instance Historic England and the Council's Conservation Officer have identified that the proposal would result in minor harm to the setting of Houghton House a Listed Building. It is considered that this would result in less than substantial harm to the significance of a designated heritage asset, and as set out this harm should be weighed against the public benefits of the proposal.
- 1.8 Given the foregoing appraisal, it is considered that the relevant development plan policies in relation to this matter are not out-of-date or silent and therefore the tilted balance as set out in paragraph 14 of the NPPF in terms of presumption in favour of sustainable development is not engaged.
- 1.9 Furthermore, recent appeals decisions have supported the Council's Housing Land Supply Statement and Trajectory that confirm that the Council can demonstrate a five-year supply of deliverable housing land.
- 1.10 In any event it is clear that specific policies of the Framework including those at Section 12 relating to the conservation and enhancement of the historic environment indicate development should be restricted and therefore the tilted balance set out in paragraph 14 of the Framework would not be engaged consistent with footnote 9 to paragraph 14 of the Framework.
- 1.11 Sustainable development is the golden thread that runs through the NPPF. There are three dimensions to sustainable development which require consideration which are economic, social and environmental roles. Paragraph 9 of the NPPF states that these roles are mutually inclusive and as such in order to achieve sustainable development all three of the dimensions should be sought simultaneously.
- 1.12 Economic
The NPPF makes it clear that planning policies should aim to minimise journey lengths for employment, shopping and other activities, therefore planning decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes maximised. It is acknowledged that the construction of 650 houses would support a level of employment, with associated benefits to the local economy, within the local area on a temporary basis during the construction period. Houghton Conquest provides some employment opportunities including public houses, village stores, a school and restaurant. In addition there are some services within Wixams main settlement which will continue to grow, services within nearby Ampthill and across the boundary nearby within Bedford. Concerns have been raised regarding the isolated nature of the site and that MA3 land is not coming forward first. Whilst it is appreciated that there would be an increase in journey's prior to the MA3 land coming forward and links to the main Wixams site being made - it is considered that the planning benefits in terms of the primary/lower school coming forward early in the development, the substantial early provision of the

country park, and improvements/ contributions towards bus services will seek to reduce and minimise these journeys and during the construction life of the development - the services within the main Wixams site will increase and links through to Wixams will come on board through the future development of the MA3 land as identified in the Masterplan. These benefits will be discussed in more detail in subsequent sections.

1.13 Social

The provision of housing is a benefit of the scheme which should be given weight the promoters have agreed to a build rate timetable clause within any S106 should permission be granted which would seek to deliver 240 dwellings within 5 years. This would constitute a significant contribution to the Council's 5 year housing supply. Whilst the Council can currently demonstrate a supply of 5.94 years, in order maintain a supply of housing in sustainable locations and provide an adequate buffer the provision of housing in this case is given significant weight. Houghton Conquest is classified as a Large Village under Policy CS1 of the Core Strategy for the North with access to a variety of community facilities, and is therefore considered to be a sustainable location. The village is served by a bus service which stops on Bedford Road. Wixams is identified as a major service centre and is considered to be a sustainable location. It is considered that in the early phases nearby services are considered to be accessible for new residents although it is acknowledged that this is likely to be via car journeys in the early phases of the development for the reasons outlined above.

1.14 Environmental

The NPPF states that opportunities should be taken to protect and enhance the natural environment and to improve biodiversity. The Council's Ecologist is satisfied that the proposal would secure additional biodiversity gain and the early provision of substantial parts of the country park will enhance the natural environment. The countryside park will safeguard and maintain adequate separation from Houghton Conquest and put in place a long-term southern boundary to Wixams.

1.15 Policy CS1 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) identifies Wixams as a Major Service Centre recognising the scale and nature of the settlement and the level of facilities that will be created there. Paragraph 3.9.2 notes that it is unlikely that additional large-scale development over and above that presently permitted could be delivered before 2021. Although it acknowledges that beyond this the expansion areas could be brought forward. This was taken forward in the allocation of the land south of Wixams (MA3) within the Site Allocations DPD.

1.16 Policy MA3 relates to the land in between the application site and the main Wixams settlement. This policy required the production of a planning and development brief, a masterplan and a design code to guide the mixed use development. This policy states that development of this site will not commence before 2021 unless determined otherwise by the Council as a result of its annual monitoring process.

1.17 Paragraph 11.5.3 of the Site Allocations DPD states that '*A Planning and Development Brief and Masterplan will be produced to guide the mixed use*

development. It will also explore the potential of land to the south of MA3 to deliver further mixed use development in the period post 2026, together with a country park, in order to put in place a long-term southern boundary to Wixams and maintain separation from the village of Houghton Conquest'.

1.18 Paragraph 11.5.4 of the same document states that *'In order to safeguard and maintain adequate separation from Houghton Conquest, the Council will seek advance planting within, or to the south of, the allocated site. Its exact location shall be agreed as part of the Masterplanning for Policy MA3 and should be brought forward with the development of 1000 dwellings and 5 hectares of employment land. Should it be found that additional land is required to be allocated for development purposes beyond the plan period, a country park of strategic importance will be created incorporating this advance planting and establishing a southern boundary.*

1.19 The Growth Strategy outlined in Policy 2 of the Development Strategy for Central Bedfordshire (although subsequently withdrawn) identified Land South of Wixams as an area for new development. This was to build on the existing planned site of MA3. As stated above paragraph 13.58 of the Development Strategy reiterated that *'The site allocations DPD identified a need to explore the potential of additional land to the south of allocation MA3 to deliver further mixed-use development, together with a countryside park'*. This document goes on to state that development will continue to be focussed on Villages 1-4 of the Wixams main settlement to support the delivery of infrastructure. Commencement of development on the Wixams Southern Extension is not expected before 2021, however, if certain delivery targets are not met within the Wixams main settlement, the Policy enables the early delivery of the Wixams Southern Extension. These delivery targets are identified in the body of Policy 63 which sought to allocate Land south of Wixams for development. The targets are as follows:

- By the end of 2015: The material commencement of the fourth village at the Wixams
- By the end of 2017: The completion of the consented Station Access Road providing a link from the B530 to the Wixams Railway Station
- By 2020: The delivery of the Wixams Railway Station, as shown on the approved Masterplan, or any subsequent approved plans.

The policy states that 'planning applications for the Southern Extension can be brought forward in advance of 2021 to ensure timely delivery post 2021 or in the event that the targets above are not met.

1.20 As noted above the Development Strategy was subsequently withdrawn but is useful in terms of the direction of travel of the Council in terms of this site.

1.21 On 31 March 2015 the Wixams Park Master Plan was adopted for Development Management purposes at the Executive Committee. Wixams Park is the collective name for the two sites previously referred to above in terms of Policy MA3 and Draft Policy 63. This looked at both sites comprehensively and outlined future requirements.

1.22 As acknowledged the site is not currently allocated, but has a raft of planning

history as set out above. The Council are currently working on the new local plan for the area. The Regulation 18 version of the plan was published in July 2017 and underwent a period of consultation - this identified the application site as an area for potential growth. The Regulation 19 version of the plan has now been published and went out for consultation on 11th January 2018. This identifies the application site as an allocation and is referred to as 'Land South of Wixams'.

- 1.23 It could be contested that any development of the site prior to the examination of the local plan maybe premature. The National Planning Practice Guidance makes it clear in paragraph 14 that arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

(a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or neighbourhood planning; and

(b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

In this instance the draft Local Plan while at Regulation 19 stage has not yet been submitted for examination and it is not considered that the approval of development in this instance would prejudice the outcome of the plan-making process.

- 1.24 It is considered that the proposal is in conflict with Policy DM4 and that further assessment in terms of the impacts of the proposal against policies DM13, DM14, CS15 and CS16 of the Core Strategy it is considered that the benefits of the scheme would need to be considered as to whether they outweigh any adverse impacts of the development which are discussed further in the planning balance section of the report.

2.0 Impact on the character and appearance of the area

- 2.1 The site lies between a number of transport routes, to the immediate west of the site lies the B530, with the A6 lying some 1km to the east. Bedford Road runs from the B530 alongside the southern boundary of the Site to the village of Houghton Conquest - which is some 1km to the south of the Site.

- 2.2 The Site lies approximately 3km to the north of the Greensand Ridge which forms a prominent ridge above the vale below. The Site lies within the Vale.

- 2.3 The major land-use within the setting of the site is agricultural, largely arable but with some cattle grazed grasslands. There are a number of lakes and waterbodies in the vicinity of the Site, originating from former clay extraction to produce bricks. There are disused workings and associated waterbodies to the immediate west of the B530. There are several Public Rights of Way (PRoW) mainly footpaths, within the vicinity of the site the majority of which lies to the south of the site providing connections to the Greensand Ridge. There are a number of recreational routes through the setting of the site, including the John Bunyan Trail and the Greensand Ridge Walk.
- 2.4 The site lies within the designated Forest of Marston Vale, there are no other landscape designations within the local or wider setting of the site. The Greensand Country Landscape Partnership extends from the south of Houghton Conquest over and along the Greensand Ridge. This is a 4 year programme which aims to create greater connectivity between the Marston Vale and the Greensand Ridge.
- 2.5 The site also lies within the National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands and the NCA profile describes it as 'a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The Greensand ridge lies within this area and forms ' a contrasting narrow and elevated outcrop of Greensand' with views of the large scale arable farmland.
- 2.6 In terms of a more local level, the Central Bedfordshire Landscape Character Assessment identifies the Site as lying within the 'North Marston Clay Vale Landscape Character Area' which extends into Bedford Borough. The landscape characteristics are flat and open character which is in contrast to the elevated landform of the Mid Greensand Ridge which lies to the south. The key characteristics are identified as the following:
- large scale, open vale defined by Oxford Clay geology
 - mix of agriculture fragmented by industrial activity and major transport routes
 - a disturbed landscape due to the legacy of extraction for brick making
 - mature woodland is scarce although there are more recent areas of community woodland which are part of the Forest of Marston Vale
 - Open character with expansive views across the vale to prominent landscapes of the wooded Greensand Ridge to the south
 - Bedford's urban fringe and town expansions
 - busy transport routes cut through the LCA including the A421 and railway lines leading from Bedford to London and Bletchley
 - Lines of pylons extending from the Greensand Ridge cuts across the landscape
 - settlement concentrated on the flattest parts of the Vale
 - Stewartby is model village and associated listed chimneys
 - PRoW provide connections to recreational routes.

The conclusion set out in the Landscape and Visual Impact Assessment (LVIA) in relation to landscape character is one of a 'disturbed and interrupted' landscape of North Marston Clay Vale. The landscape is considered to be

fragmented, with limited visual cohesion. Landscape sensitivity is considered to be low, with the landscape having a moderate ability to accommodate residential development. The landscape susceptibility to change is considered to be of medium value.

- 2.7 The effects of the proposed development have been assessed in relation to landscape and visual aspects and form the basis of the LVIA. This involved both desk based and field research. The assessments looked at the impact at Year 1 and Year 15 and also the cumulative effects of approved and allocated sites.
- 2.8 The assessment identified some minor effects on the North Marston Clay Vale, due to physical changes arising from the development and on the Mid Greensand Ridge which overlooks the site due to inter-visibility effects.
- 2.9 The assessment concludes by stating that *'the proposed development will have a visual effect of particular consideration on those view points from public footpaths within the Site and from viewpoints within the local setting, particularly to the immediate north and to the east. Otherwise, due to the local landform and distance the effects are not as significant. Over time growth of the substantial amount of planting within the site will reduce the effects, particularly from the south and south-west and provide a physical buffer between Houghton Conquest and the development to the north. In landscape terms the planting will result in a substantial increase in tree cover and access from the existing situation within an area of relatively low sensitivity.'*
- 2.10 The Landscape Officer has commented on the application and does not raise an objection on landscape character terms. It is noted that the key aspects of the landscape provision include the following:
- countryside park, which provides the main screen to provide visual mitigation to safeguard the rural context of Houghton Conquest,
 - the landscape frontage beside Ampthill Road - this is crucial as the character of this road is being radically changed by development and it is important that new development secures a quality edge to maintain a sense of space between Bedford and Ampthill as well as creating a setting for Wixams
 - integration of more formal landscaped areas such as the sports provision and play areas
 - SuDs provision appropriate to the Forest of Marston Vale
- 2.11 The southern boundary to the Countryside Park is well wooded and it is considered that this would provide adequate screening whilst allowing some views to permeate. The sequence of spinneys south of the residential area will also help to mitigate visual impact, particularly of development when seen from the Countryside Park.
- 2.12 It is considered that the Landscape Framework provides a detailed design framework and it is therefore important that this is followed in terms of the Reserved Matters applications, which could be secured by condition.
- 2.13 It is essential that the southern boundary element is established at the earliest

opportunity to achieve the required screening function and this will be secured by way of condition and the timing will be secured through the S106.

- 2.14 It is acknowledged that the assessment has identified some visual impact in terms of views from within the site and viewpoints within the local setting. However, it is considered that overall there would be no detrimental impact on the character and appearance of the area. The landscaping scheme seeks to draw on the character of the area identified within the landscape character assessment and will minimise any potential effects. The Countryside Park will be of significant benefit in terms of screening the development and safeguards the rural context of Houghton Conquest.

3. Access and Highways Considerations

- 3.1 The Highways Officer has made the following comments on the application: the site currently has access at two points, from the B530 via Thickthorn Lane, an existing single track lane which provides the northern boundary to the site at this point; and from a low order single unmetalled track that connects Great Thickthorn Farm to Bedford Road. This track was previously used as the main access for delivery vehicles to the (now ceased) wood processing facility at Great Thickthorn Farm. This access has now been blocked and is not in use.
- 3.2 The B530 is a single carriageway road running north-south between Bedford and Ampthill. Along the site frontage the B530 is approximately 7.0m wide, is unlit with grass verges and no footpaths, and the speed limit is 60mph.
- 3.3 Bus services – serve the B530 but the nearest bus stop is over 400 m away and therefore doesn't comply with current guidance and there are no footways currently linking to the site.
- 3.4 Train services – the application cites Wixam's planned station as being an opportunity to link residents with frequent train services on the Midland Mainline but the situation with regard to the planned station is currently unclear due to a lack of funding. A contribution has been sought from the development should planning permission be granted towards the provision of the Station.
- 3.5 There are currently no cycle routes serving the site, and there are a number of Rights of Way links from the site to Houghton Conquest.
- 3.6 In terms of collision analysis it indicates that there have been 58 collisions with nine serious in severity but there is no discernible pattern in the study area to indicate that the proposed development would have a negative impact on highway safety.
- 3.7 Surveys identified base highway conditions in July 2016 for one week monitoring the daily flows on the B530 Ampthill Road and at Bedford Road, and junctions between the hours of 7:00am to 9:30am and 4:00pm to 6:30pm Assessments were made at twelve junctions to indicate movements on A421, A428, A6 and surrounding local road network at Stewartby Lane, Green Lane, Manor Road, Woburn Road, and Chapel End Road: B530 / Stewartby Way priority junction; B530 / Kiln Way roundabout; B530 / Manor Road priority junction; B530 / Polo Field Way / Sam Clark Way roundabout; A6 Ampthill Road / B530 signal controlled junction; A6 Ampthill Road / Elstow Road signal

controlled junction; A421 / A6 roundabout; Woburn Road / Manor Road priority junction; B530 / Bedford Road (Houghton Conquest) junction; A6 / Chapel End Road priority junction; A421 / A428 / Woburn Road signalised roundabout (Marsh Leys roundabout); and, Bedford Road / Green Lane priority junction

- 3.8 The results of the surveys indicate that the AM and PM peak hours on the network are 07:45-08:45 and 17:00-18:00 respectively.

Most of the junctions assessed are shown to operate within capacity in 2016; although Cow Bridge at the A6 Ampthill Road / B530 / Elstow Road in the evening peak operates close to capacity, with degrees of saturation on both the A6 N/B and B530 approaches exceeding 90%.

Junction analysis has also been undertaken for junctions that impact upon the Highways England network including A421/A428 (Marsh Leys) and A421/A6 junctions.

- 3.9 The proposed access strategy for the site follows closely the arrangement set out in the Wixam Park Master Plan Document. Access to the southern site which forms the basis of this application is via a roundabout off the B530 with a further secondary access off Bedford Road, the existing junction of Bedford Road/B530 being closed.
- 3.10 The proposed highway works will include speed limit reductions to B530 (40 mph limit extended to the south of the proposed roundabout) and to Bedford Road (40 mph from the new site access to the 30 mph limit at Houghton Conquest).
- 3.11 Site access on Bedford Road to B530 will be closed to through traffic which will require a stopping up order and a 30 mph speed limit introduced.
- 3.12 The proposal allows for roads within the site to be 30 mph – the road hierarchy for the site should conform to CBC design guide with low speeds and 20 mph speed limits as appropriate and particularly in the vicinity of the school. These should be secured by planning condition in any subsequent reserve matters application.
- 3.13 The development proposal states that connectivity will be provided linking FP10 (Thickthorn Lane) to the footway /cycleway being provided as a result of Wixams village 4 access works. In the absence of improvements to secure a high quality link with regard to this particular application along FP10, connectivity also needs to be provided adjacent to the B530 from this application site. Connectivity cannot be predicated on site MA3 as there is currently no application on this site. Necessary foot and cycle links would need to be secured by planning condition.
- 3.14 Ultimately the Wixams Park development in its totality will provide two points of access with a looped internal arrangement, however until that time necessary turning heads will need to be provided within the development such that refuse vehicles and (potentially) school buses can enter the site safely and turn. These should be secured by planning condition in any subsequent reserve matters application.
- 3.15 It is anticipated that public transport will need to enter this site and therefore

the internal layout will need to be designed in order to accommodate buses with bus stops introduced at relevant locations. In order to support the access arrangements proposed as part of this application new stops will need to be introduced and relevant tracking diagrams provided to ensure that vehicles can safely enter and leave the site.

- 3.16 For Wixams Park, the vehicle trip rates are deduced from the national TRICS database. For residential these are at the lower end of the range typically experienced at 0.51 in each peak hour between 08:00 to 09:00 and 17:00 and 18:00 hrs, generating a flow of 356 and 358 vehicles in the morning and evening and 3,240 between 07:00 and 19:00 hours each weekday. The trip rates were previously agreed with the Council.
- 3.17 Primary School trips by vehicles for pupils and staff generate peak hour trips of 198 in the morning and 32 in the afternoon. The lower afternoon departure flow reflecting earlier school finish times in the afternoon. This approach is supported.
- 3.18 To assess the future years, growth factors were applied to the 2016 traffic to which is added that associated with the committed development plus the generated flows. This traffic is distributed onto the network in proportion of the 2011 census journeys to work. This approach is supported.

The route assignment is such that the most significant impact is as follows:

A6 south 24%

A6 north 16%

A421 south to MK 11%

Within Central Bedfordshire, 24% of traffic will journey through Houghton Conquest to the A6(S), 21% will journey south on the B530 but with only 3% carrying on to Ampthill, the remainder travelling west through Stewartby to A421 and the M1. 55% of the development traffic will turn to the right along the B530 in the Bedford direction. The assumption is also that there are no through movements through Wixams itself.

- 3.19 Junction assessments have been provided for both accesses onto the B530 in addition to 9 additional junctions. Junction capacities have been assessed for the assumed year of opening, 2020, and for the design year of 2027, both with and without the traffic generated by the Proposed Development. Traffic generated by the other committed developments has been included in the base flows. This methodology is supported
- 3.20 The site accesses operate well according to testing, however concerns have been raised regarding six nearby junctions and a further junction is considered border line in capacity terms. The junctions of concern are the B530/ Manor Road junction; Cow Bridge junction; Manor Road/ Woburn Road; A6/ Chapel Road; A421/A428 and B530/ Stewartby Way. The border line junction is the B530/ Kiln Lane.
- 3.21 Of the junctions above the A6/Chapel End Rd Houghton Conquest and the B530/Stewartby Way are in Central Bedfordshire.

3.22 It is argued that the Wixams Park development has a more limited impact on the tested junctions than the other committed developments. For instance the A6/Chapel End Road junction will see increasing traffic levels of traffic of 39% between 2016 and 2027 but only 13% of that traffic is attributable to the development.

3.23 The application proposes that a scheme of monitoring is undertaken at the junctions for which the impact is the most severe and mitigation measures only introduced when junction capacity increases reach a critical stage.

These junctions are as follows:

A6 / Chapel End Road – Installation of single lane dualling to provide more gaps for safer right turn manoeuvres from Chapel End Road to A6

B530 Ampthill Road / Manor Road signalisation to better cater for right turns from Manor Road to Ampthill Roads

Woburn Road / Manor Road - Signalisation to better cater for right turns

3.24 Within Central Bedfordshire the mitigation proposed for the A6/Chapel End Rd. junction provides sufficient capacity to cater for traffic associated with all of the committed development, the proposed development and general growth.

3.25 The signalisation of the Manor Rd/B530 junction operates within theoretical capacity for this development site but not with the inclusion of the MA3 site and therefore it is anticipated that this site will trigger the need for further work.

3.26 Two schemes for the signalisation of the Manor Rd/Woburn Rd junction are identified, the second scheme being required when the MA3 policy area is developed.

3.27 The three arm roundabout off the B530 is considered acceptable.

3.28 The access street off Bedford Road is 6.5m wide with 8m junction radii and is generally considered acceptable for access by cars and public transport, however as with the roundabout no tracking has been provided to ensure access by the largest vehicles such as a bus and the 11.5m long refuse collection vehicle (RCV) can gain access with hindrance.

3.29 A 2m wide footway is also required to link this development with Houghton Conquest on the northern side of Bedford Road. Horizontal traffic calming is also recommended to extend from the features provided for the land to the rear of Duck End Close up to the public transport access. The traffic calming features would be spaced circa 60m to 90m apart if the road is reduced in speed to 30mph in line with Local Transport Note 01/07, these last two matters though can be included within the conditions.

3.30 The last access is at the point where Bedford Road would be stopped up towards it's current junction with the B530 and should be retained as a footway/cycleway at 3m in width. At the moment the plans do now show where access for pedestrian/cyclists will be taken. For the limited number of dwellings this would take (see indicative layout within Design and Access Statement) the width is considered acceptable. A 2m wide footway will need to be provided from this access and the next access serving public transport which can be

conditioned.

- 3.31 The proposed alteration at the A6/Chapel End Road would be for single lane dualling which would require through lanes of 4m, north and south, with a minimum physical island width of 10m, so a minimum carriageway width of 18m in total for which highway land is available, the existing ghost right turn junction is circa 10/11m in width. The design when submitted for Section 278 Agreement process will need to be fully DMRB compliant and decelerating length into the junction (travelling southwards) will be dependent on the gradient of the A6. It is considered that this junction alteration can be accommodated within the highway boundary and as such can be conditioned at this stage.
- 3.32 In summary, the Transport Assessment presents an analysis of the potential impacts of the proposal.
- 3.33 The highway access proposals are satisfactory and will need to be subject to a S278 highways agreement to deliver.
- 3.34 The most significant traffic impacts occur within Bedford Borough's area mainly due to the need to accommodate right turn traffic; although it will be necessary to alter the A6 / Chapel End junction by introducing single lane dualling. This will need to be subject to a S278 highways agreement to deliver.
- 3.35 Additional lengths of footpath need to be provided to connect the Bedford Rd accesses to Houghton Conquest with associated reductions in speed limit and street lighting.
- 3.36 On the basis of the assumptions contained within this TA it is anticipated that all of the highway mitigation works will be required prior to full occupation, therefore a trigger point will need to be agreed within the S106 for earlier delivery.
- 3.37 The applicants have met with Highways Officers at Bedford Borough Council following their concerns raised in their representation. The applicant has subsequently proposed a package of measures to overcome their concerns. This looks to secure contributions towards junction improvements on the junctions identified in their area. This package has been put to Bedford Borough Council Highway Officers and an update on this will be provided on the late sheet.
- 3.38 Highways England have been consulted on the application and following more information submitted by the applicant do not raise any objection, subject to a condition in relation to a revised Travel Plan.
- 3.39 In terms of Rights of Way improvements are required to footpaths linking the site to Houghton Conquest, in particular footpaths 9, 10 and 12.
- 3.40 It is considered that the proposed development would be acceptable in highway terms and would not have a detrimental impact on highway safety.

4. Impact on the amenity of neighbouring residents

- 4.1 In terms of neighbouring properties in the vicinity of the site, Great Thickthorn

Farm is located in the centre of the site area, the farm buildings and associated curtilage are excluded from the planning application. Great Thickthorn Farm includes a farmhouse that remains in residential use. Tracks run through the site. A rough unmade track provides access from Bedford Road and is within the application boundary. A second track runs from Thickthorn Lane providing access into the Farm from the north. Thickthorn Lane is not within the application site, but the track continuing to Great Thickthorn Farm is.

- 4.2 In terms of Great Thickthorn Farm, the parameter plan shows that the farm will be bounded on three sides by the countryside park and landscaping. The boundary to the north will be defined by an access route and then residential development. It is considered that through the reserved matters process that an appropriate relationship can be designed between the Farm and the residential parcel to ensure that there is no loss of amenity.
- 4.3 Little Thickthorn Farm is located to the north of the application site and is contained within the MA3 site. Access to this is via Thickthorn Lane. The site is therefore fairly separated from the application site, with some landscape amenity and retained vegetation and it is not considered that the development of this site would have a detrimental impact on the amenities of this Farm.
- 4.4 A commercial property is located on the western side of Ampthill Road, opposite the junction with Bedford Road. Two residential bungalows are adjacent to this commercial property.
- 4.5 The main access to the site on the B530 has been sited north of these properties, with an area of landscape amenity space set along this frontage boundary. It is considered that this would provide a sufficient separation distance with these existing properties and that any reserved matters application will ensure an appropriate relationship with these dwellings and future dwellings on the site.
- 4.6 It is not considered that the proposed development would have a detrimental impact on the residential amenities of any existing neighbouring properties.
- 4.7 In terms of the wider context, the countryside park will assist in demarcating the boundary of the Wixams area and will provide a natural separation between Wixams and Houghton Conquest.

5. Biodiversity

- 5.1 Policy CS18 of the Core Strategy and Development Management Policies for Central Bedfordshire supports the designation, management and protection of biodiversity particularly where designated, it also supports the creation of biodiversity networks.
- 5.2 The site is not subject to any national, international or local ecological designations. The application has been supported by an Ecological assessment this states that the extensive green infrastructure network proposed within the development would provide significant net ecological gains within the site and strengthen the local ecological network.
- 5.3 Protected species have been identified on the site or making use of the site, it

is considered that appropriate mitigation measures can be put in place and secured by condition to prevent significant effects on those species.

- 5.4 The Council's Ecologist has commented on the application and whilst they have raised no objection to the application they have recommended a number of conditions. The Council's Ecologist is overall content that the potential ecological impacts of the proposal have been adequately assessed and the provision of open space and additional habitats should result in a net gain in biodiversity.
- 5.5 Survey information is generally accepted to remain relevant for up to 2 years, so some of the surveys are approaching the end of their validity, but are sufficient to inform the outline application. Given the size of the proposal it is likely that construction will occur in parcels which may take a number of years to come forward. Each element of the development should therefore be informed by up to date ecological assessment.
- 5.6 Equally, given the scale of development and the need to consider a European Protected Species a construction environmental management plan should be provided.
- 5.7 It is considered that the proposal would deliver a net gain in biodiversity and would therefore comply with Policy CS18 and paragraph 109 of the NPPF.

6. Historic Environment

6.1 Archaeology

The proposed development site lies within a known archaeological landscape and recent archaeological evaluation (in association with this application) has produced evidence for multi-period activity within the site boundary. Some of this activity, such as the late Iron Age/Roman settlements (HER 20505 and 20506) and the possible medieval occupation evidence (HER 3282) are considered to be heritage assets with archaeological interest (as defined by the NPPF).

- 6.2 This application is supported by a number of documents that detail the archaeological investigations thus far undertaken at the site. The documents include the results of a geophysical survey (Stratascan 2016), a *Desk-Based Heritage Assessment* (Albion Archaeology 2017), a *Heritage Statement* (Albion Archaeology 2017) and the first draft of the archaeological field evaluation report (Albion Archaeology 2017). These documents present evidence relating to the known history and archaeology of the application area and its surroundings, including the recent discoveries made as a result of the geophysical survey and intrusive trial trenching.
- 6.3 The most significant archaeological remains identified by the work undertaken in connection with this application are two areas of late Iron Age/Roman settlement activity. These had not previously been identified and they are located in the eastern half of the application area; at the southern tip (Area A in the Albion Archaeology reports) and the far eastern edge (Area B in the Albion Archaeology reports). The evaluation established that in both cases the settlements appeared to be defined by enclosure ditches and core domestic areas could be also identified. In Area A (HER 20505), there was some

evidence for a substantial Roman building, although it is not necessarily believed to be located within the application area. The settlement in Area A seemed to continue into at least the 3rd/4th century AD and there may have also been some early Saxon occupation (5th century) in this area as well. Area B (HER 20506) seemed to have been largely dated to the late Iron Age and early Roman periods but also produced evidence for a small contemporary cremation cemetery.

- 6.4 In addition to the late Iron Age and Roman activity there is some slight evidence of medieval occupation (Area C in the Albion Archaeology Reports) and this may relate to the a possible deserted settlement previously recorded on the Central Bedfordshire and Luton Historic Environment Record (HER) around Great Thickthorn Farm (HER 3282). Other activity across the application area represents evidence of medieval and post medieval cultivation practises such as ridge and furrow (Area D in the Albion Archaeology Reports).
- 6.5 The available plans suggest that some of the archaeological remains are located in areas suggested for housing (Area B and Area C) while others such as Area A will be mostly within the country park and new woodland, with some possibly under the formal sports pitches.
- 6.6 Section 5 of the *Heritage Statement* discusses the likely impact of the development on the archaeological remains. It considers the impacts before mitigation and after mitigation. Mostly the conclusions drawn in this section are adequate; except for the suggestion that significant part of Area A could be preserved *in situ* within the country park area. It is not appropriate to suggest a significant archaeological site can be preserved *in situ* within an area of woodland, particularly not when there are few details relating to the woodland at this stage. Further more, it is clear from the evaluation that there is a substantial building associated with the activity in Area A. It is possible that this building lies to the south of the application area, but not certain. It is unusual in Central Bedfordshire to find evidence of substantial Roman buildings; these are generally considered to be higher status and may be associated with a range of significant artefacts. If this settlement is preserved *in situ* within the country park, a publicly accessible open space, it will be very vulnerable to unscrupulous metal detectorists and this would not be appropriate. It is also questionable as to whether sports pitches can be seen as being low impact. The archaeological deposits in Area A were encountered less than 0.5 metres below the present ground surface, sports pitches sometimes require drainage and other ground reduction. Therefore, it is not appropriate to suggest archaeological remains in an area where sports pitches are proposed can be effectively preserved *in situ*.
- 6.7 Archaeological evaluation has demonstrated that the proposed development site contains multi-period archaeological remains, some of which can be considered to be heritage assets with archaeological interest (as defined by the NPPF).
- 6.8 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).

- 6.9 There are elements of the proposed development that 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 all heritage assets at the site. In the areas that will be impacted upon by the development proposals, this will be achieved by the investigation and recording of all archaeological deposits that may be affected; and will take the form of an open area excavation. It is acknowledged that because this is an outline application, some elements of the proposal may change and therefore subject to detailed plans it may be acceptable for some preservation of archaeological remains *in situ*. As a consequence, each stage of the development will require a Scheme of Heritage Asset Resource Management (SHARM). Each scheme of works will also include the post-excavation analysis of any archive material generated and the publication of a report(s) on the works. In order to secure this, please attach the following three conditions to any permission granted in respect of this application.
- 6.10 Historic England
Historic England have raised concerns regarding the setting of Houghton House, Grade 1 listed, and Scheduled which overlooks the Marston Vale from the south. The house is situated in an elevated position on the northern edge of the escarpment to the north of Amptill and was originally surrounded by mature parkland. Views out from the house over the landscape played a particularly important role. The house was specifically designed with two views in mind: that from the front the house looking north (towards the development site) and that to the west.
- 6.11 Historic England maintain that the long distance views contribute much to the significance of the site and form an important part of its setting. They consider that the proposals would result in minor harm to the significance of heritage assets owing to the impact on the setting of the Grade 1 listed and Scheduled Houghton House caused by further erosion of the rural vista to the north.
- 6.12 The Heritage Statement submitted in support of the application and the rebuttal submitted on 13th October by the Archaeology Collective does not agree with this position. Historic England raise concerns regarding the views from Houghton House and an avenue of trees. The avenue of trees depicted on the first edition OS mapping from c.1883 as referred to in the letter from Historic England is no longer present. The applicants argue that therefore any view along this avenue which is the past may have framed the Vale to the north can no longer be said to contribute to the significance of the house, due to the absence of the avenue. Whilst the avenue may have augmented the view in the past, it doesn't now. The NPPF emphasises that in relation to the setting of historic assets that setting 'changes and evolves'.
- 6.13 Comments from Historic England also refer to views from the second floor, however, the second floor no longer exists, having been dismantled in 1794. Consequently, views from the upper floor that may have existed towards the application site prior to 1794 are irrelevant when determining the significance

of the structure at the present time, on the basis that the house has clearly changed and evolved over time. It is also noted that it is listed as a ruin and not a complete structure. Therefore, only views from those parts of the ground floor that survive are relevant to any assessment as to how views out from the house to the north contribute to its significance.

- 6.14 The Heritage Statement makes it clear that these views have changed significantly since the house was built, and since the time of the 1st edition Ordnance Survey map.
- 6.15 The Heritage Statement assesses that the proposed development will in the main involve a very minor if not negligible change to an expansive view out from the building towards the proposed development; a view which includes a substantial number of modern developments, all be it at a greater distance from the proposed site. The Heritage statement therefore disagrees with the statement from Historic England and concludes that there is likely to be no harm for the purposes of the planning balance in paragraphs 132 to 134 of the NPPF and no harm for the purposes of the decision maker's duty under section 66(1) of the Act'
- 6.16 Given this conflicting position, advice was sought from the Council's Archaeologist who had previously raised no concern in terms of the setting of Houghton House and the Conservation Officer. The Archaeological Officer undertook a site visit on 6th October to assess the impact on the setting of the monument from the proposed development. In terms of views from the naked eye, it was difficult to see the site partly because of the undulations in the topography, the existing vegetation (hedgerows and hedgerow trees), the small pockets of residential development (Houghton Conquest and Chapel End) which draw the eye in the immediate foreground of the site and that the site is some 3km from the scheduled monument. Using binoculars the site could be identified but only partially because the northerly part is in a slight topographical dip.
- 6.17 The developments that are more obvious in the Marston Vale are the industrial type units/ distribution buildings not just because of their scale but also their colour. The residential developments are less obvious because of their more muted colour tones. It is therefore considered that any impact on the visual elements of the setting of Houghton House from the proposed development site could only be considered in terms of the cumulative effect of another area of development within the Marston Vale and as such, given the lack of inter-visibility between the proposed development and Houghton House, it is considered that there would be only very minor harm.
- 6.18 The Conservation Officer concurs with Historic England in terms of attributing weight to the setting of Houghton House, as views from country houses of this period did play an integral part of their design. The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surrounding evolve'. It goes further to discuss the setting and the significance this has on heritage assets. Although setting itself is not a heritage asset nor a heritage designation, it is what that land contributes to the significance of that asset or to the ability to appreciate that significance. Given the guidance and the location of the Hall and its relationship with the Vale it

would not be unreasonable to conclude that these designed views contribute to significance. From this it is concluded that there would be minor harm.

- 6.19 Minor harm would be considered to amount to less than substantial harm in terms of the NPPF and therefore paragraph 134 would be relevant and any identified harm would need to be weighed against the public benefits of the proposal. Further to this in terms of Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting, special regard should be given to the desirability of preserving the building or its setting. Further assessment in relation to the benefits of the proposal against the identified harm will be undertaken in the planning balance section of the report.

7. Planning Contributions

- 7.1 A S106 agreement will be used to secure the relevant contributions required towards local infrastructure. During the application process and requests from relevant spending officers the following heads of terms have been agreed with the applicant.

Housing Delivery

- A build rate timetable clause which will agree to deliver 240 homes within the next 5 years

Affordable Housing

- Policy compliant affordable housing provision of 35%

Education

- 2.0ha of land for the provision of a primary school.
- Primary and Early Years financial contribution of £5,310,268.00. The S106 provisions will allow mechanisms for the Council or developer to build the school and for it to be built and open within 2 years of commencement of development.
- Contribution of £4,134,443 towards the extension of Wixams Secondary School. The trigger for this payment is to be agreed in association with Bedford Borough Council.

Health Contributions

- £536,750.77 for GP Core Services
- £126,399.00 for Mental Health
- £1,439,399.00 for Acute
- £118,319.00 for community healthcare

Total financial contribution of £2,220,867.77 towards the delivery of a health centre within the main Wixams site on the land previously secured within Village 3 (in the proposed town centre).

Other contributions:

- £100,000.00 towards improvements/ extension towards Houghton Conquest Village Hall.

- £1,935,050.00 towards the provision of a railway station within main Wixams. Should this station not come forward then suitable provision will be contained within the S106 to enable the money to be used towards alternative public transport measures.
- Public transport contribution and off-site highway works
- Playing pitches and play area provisions
- Provision of the Countryside park. This will be delivered in two phases as set out in the Landscape and Green Infrastructure Strategy Rev A (Nov 2017): Stage 1 will be implemented prior to first occupation – this includes the majority of the core of the countryside park and the basins associated with the attenuation from the majority of the core of the countryside park but excluding those associated with residential development. Stage 1 works are likely to include – demarcation of the core countryside park with a post and wire fence, implementation within the core of the countryside park, including creation and seeding of attenuation basins, planting of woodland belts, gapping up of hedgerows, mounding, general meadow seeding, improvements to existing rights of way, implementation of circulation routes, species rich grasslands/ wild flower areas and planting, temporary seeding of buffer/ construction zone. Stage 2 will include the implementation within the Greenways of the countryside park, completion adjacent to the residential phases, including playing pitch and play areas, completion of circulation routes and species rich grasslands/ wild flower areas and planting.

The proposed heads of terms are considered to meet the tests as set out in terms of the Community Infrastructure Levy.

8. The Planning Balance

- 8.1 As stated at the beginning of the report S38(6) of the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF) (2012) set out that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (para 11).
- 8.2 It is considered that whilst the development plan as a whole falls to be considered under Section 38(6) of the Planning and Compulsory Purchase Act 2004, as amended, the relevant policies of determining this application focus upon Core Strategy Policies DM4, DM13, DM14, CS15 and CS16.
- 8.3 In terms of Policy DM4 the proposal would be outside of any defined settlement envelope and therefore in so far as it being outside of any settlement envelope would be contrary to this policy. It is considered that weight should be given to this policy and that it is not out of date.
- 8.4 Policies DM14 and CS16 of the Core Strategy and Development Management Policies for Central Bedfordshire in terms of landscape and paragraph 132 of the NPPF in terms of heritage assets require that where there is identified harm that this is assessed against the public benefits of the scheme. In terms of Policies DM14 and CS16 it is acknowledged within the report that the proposal will cause some harm to the character of the area, however, it is not

considered that this would be significant and the Landscape Officer has raised no objection on landscape grounds. It is therefore considered that this would result in limited harm.

- 8.5 In terms of policies DM13, and CS15 - these point the decision maker to national guidance, and the preservation of heritage assets. The report has acknowledged that there would be minor harm to the setting of Houghton House. The duty in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires there to be considerable importance and weight given to preserving the setting of listed buildings. Paragraph 134 of the NPPF highlights that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It is therefore considered whilst harm has been identified and therefore the proposal would be in conflict with these policies that a further assessment of the benefits of the proposal has to take place.
- 8.6 Benefits of the proposal
The provision of market housing: the scheme would create up to an additional 650 dwellings. The build rate time table agrees to deliver 240 of these within the next 5 years.
- 8.7 The provision of affordable housing: the scheme would be policy compliant in terms of affordable housing and would therefore secure 35% affordable housing on the site. This would equate to up to 228 dwellings.
- 8.8 Social Benefits: The proposal would provide housing to meet the need and growth aspirations. The site is in an accessible and sustainable location close to key services and facilities. The early provision of the school and countryside park are considered to be social benefits allowing early access to a school on the site thereby reducing car journeys and also provision of recreational space within the countryside park area.
- 8.9 Economic and employment benefits: the scheme would support the provision of jobs within the construction industry and would be eligible for a new homes bonus. There would also be increased spending power given the increased local residents.
- 8.10 Environmental benefits and Public Open space: The proposal involves the provision of the countryside park, informal public open space, landscaping, provision of footpaths across the site, play areas and informal recreational open space. There would also be the provision of playing pitches and therefore more formal play provision within the site.
- 8.11 Biodiversity and Ecological benefits: the NPPF looks for development to ensure that biodiversity is maintained and enhanced where possible on the site. The proposal includes a number of enhancements in terms of biodiversity and there is a substantial amount of landscape buffering, countryside park, attenuation ponds which will create landscape features of value to both wildlife and residents alike.
- 8.12 The planning contributions have already been discussed in the section above.

The proposal will lead to increased pressure on existing infrastructure, services and facilities. Where contributions have been deemed necessary to make the scheme acceptable in planning terms these have been secured and detailed above.

- 8.13 The provision of both market and affordable housing can be regarded as a benefit of the scheme. Whilst affordable housing is a policy requirement, there is case law which determines that such provision should be regarded as a benefit which should be given weight in the planning balance. In addition to this the provision of housing is also a benefit which should be given weight in determining an application, as it would seek to maintain and provide additional buffer in terms of the Council's required 5 year housing supply.
- 8.14 In terms of economic benefits these can be given weight as a benefit as it will provide a large number of jobs within the construction industry.
- 8.15 The countryside park is also considered to be a benefit of the scheme, this will provide a natural barrier and boundary to the Wixams site with Houghton Conquest and will seek to retain the rural feel of Houghton Conquest. The space will also provide additional opportunities for recreation for both existing and future residents. The additional playing pitch provision is also an additional facility for the local community.
- 8.16 Other considerations
It is also acknowledged that the site was not originally intended to come forward until after 2021. However, Policy 63 of the draft Development Strategy set out certain delivery targets for the main Wixams site due to slow progress in delivery of the main Wixams site. The policy made it clear that if these targets were not met then the Wixams Southern Expansion could be brought forward earlier. These targets related to the material commencement of the fourth village by end of 2015; the completion of the consented Station Access Road providing a link from B530 to the Wixams Railway Station by the end of 2017; the delivery of Wixams Railway Station as shown on the approved masterplan by 2020. A number of these targets were not met and therefore the masterplan for MA3 and this site was progressed. Since then, whilst it is acknowledged that development of the main Wixams site has progressed, the pressure for delivery of housing has increased. Whilst there will be limited connectivity on commencement of the development, this would be a temporary situation and will improve during the life of the development. Whilst the Development Strategy was withdrawn, it provides useful background in terms of this site and its planning history.
- 8.17 As set out in the principle of development section, the site has an extensive planning history. It is set out in the Draft Local Plan (Regulation 19) which is currently out for consultation prior to submission as an allocation, referred to as 'Land South of Wixams'. It was previously an identified allocation within the withdrawn Development Strategy (Policy 63) and has an approved Masterplan for the combined site with MA3. This would be a material consideration in the determination of the application.
- 8.18 It is evident from the report that the proposal would be in conflict with Policy

DM4 of the development plan in so far as it seeks to direct development within settlement envelopes. Through the assessment of the benefits of the scheme, it is considered that the benefits would outweigh the limited harm to the character of the area and the minor harm to the setting of Houghton House. In addition to this the planning history of the site is a material consideration and would be given weight in this instance.

- 8.19 It is therefore considered on balance that the benefits of the scheme and other material considerations outlined in the report would outweigh the identified harm to the heritage asset, the landscape and the conflict with Policy DM4 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

9. Other Matters

9.1 Human Rights issues:

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

9.2 Equality Act 2010:

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

Recommendation:

That outline planning permission be approved subject to the following conditions:

RECOMMENDED CONDITIONS

- 1 Approval of the details of the appearance, landscaping, layout and scale of the development within each area approved as identified in condition 4, (herein called ‘the reserved matters’) shall be obtained in writing from the local planning authority before development is commenced within that area. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 Application for approval of the reserved matters for each area, as identified in condition 4, shall be made to the local planning authority before the expiration of ten years from the date of this permission. The development shall begin no later than two years from the approval of the final reserved matters.**

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.

- 3 Each reserved matters application shall demonstrate how it has taken account of the principles set out within the submitted Design Framework**

Document (David Lock Associates, May 2017):

- Section 4 - Character Areas
- Section 5 - Layout, Scale & Form
- Section 6 - Access & Movement
- (d) Section 7 - Landscape, Ecology & Open Space
- (e) Section 8 - Secured by Design

and the submitted revised Parameter Plan ORS004\OPA\002] (David Lock Associates, December 2017)

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policies CS14 and DM3 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies (2009)

- 4 Prior to the submission of the first reserved matters, an areas plan for the entire application site shall be submitted to and approved in writing by the Local Planning Authority. The areas plan shall show a maximum of 10 residential areas and shall define the location and extent of the education area and each residential area and the number of dwellings in each area;

Reason: In order to ensure the proper and timely provision of the development.

- 5 No more than 650 dwellings shall be constructed on the site pursuant to this planning permission.

Reason: For the avoidance of doubt.

- 6 **(i) No development shall begin until the details for the provision of 2.0m wide footway along Bedford Road between the site access point marked A on submitted and the existing footway in Houghton Conquest at the point marked B on the Footpath connections plan ORS004\OPA\003] (David Lock Associates, December 2017) have been submitted to and approved in writing by the Local Planning Authority.**

(ii) No development shall begin until the details for the provision of 3.0m wide footway/ cycleway between the junction of Thickthorn Lane with Ampthill Road (B530) at the point marked C and the proposed new roundabout serving the development of the site on the B530 Ampthill Road at the point marked D on the Footpath Connections Plan ORS004\OPA\003 have been submitted to and approved in writing by the Local Planning Authority.

No dwellings shall be occupied until the footways have been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the

National Planning Policy Framework

- 7 No dwelling shall be constructed until the junction(s) of the proposed vehicular access points with the highway have been constructed to base course level in accordance with the approved details. No dwelling shall be occupied until the junction has been fully implemented in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

- 8 The development shall be served by means of roads, turning heads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them, and no building shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

- 9 No dwelling shall be occupied until visibility splays have been provided at the junction of the estate road with the Bedford Road. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed estate road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed estate road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction above the adjacent carriageway level.

Reason: To provide adequate visibility between the existing highway and the proposed access(es) and to make the access(es) safe and convenient for the traffic which is likely to use it (them) in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

- 10 Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction above the adjacent carriageway level.

Reason: To provide adequate visibility at road junction in the interest of road

safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework .

11 **No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:**

(a) The parking of vehicles.

(b) Loading and unloading of plant and materials used in the development.

(c) Storage of plant and materials used in the development.

(d) The erection and maintenance of security hoarding/scaffolding affecting the highway if required.

(e) Rhino type wheel washing facilities.

(f) Measures on site to control the deposition of dirt/mud on surrounding roads during the development.

(g) Footpath/footway/cycleway or road closures needed during the development period.

(h) Traffic management needed during the development period.

(i) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework .

12 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include car and cycle parking in accordance with Central Bedfordshire Design Guide September 2014 or other such documents that replace them has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and the car and cycle parking areas serving each dwelling shall be made available for use before the dwelling is occupied and those car and cycle parking areas shall not thereafter be used for any other purpose.

Reason: To ensure a satisfactory standard of development in accordance with the Central Bedfordshire Design Guide September 2014 in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

- 13 Prior to occupation of the 25th dwelling a scheme for traffic calming on Bedford Road between site vehicle access points shown on the approved plans, a scheme for traffic calming shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic calming scheme shall be fully implemented prior to the 50th dwelling occupation.

Reason: To ensure the provision of appropriate speed reduction measures in the interests of highway and pedestrian safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

- 14 Prior to occupation of the 25th dwelling a scheme for a single lane dualling junction improvement on A6/Chapel End Road junction shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic calming scheme shall be fully implemented prior to the 50th dwelling occupation.

Reason: In order to minimise danger and inconvenience to users of the highway and of the development in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework .

- 15 (i) **Prior to the submission of any reserved matters applications for any area of residential development approved as per condition 4 of this permission:**

(a) an overarching Landscape and Open Space Implementation and Management Plan; and

(b) a reserved matters application for the countryside park in accordance with the submitted Landscape & Green Infrastructure Strategy Revision A (The Landscape Partnership, November 2017

shall be submitted to the local planning authority.

The Landscape and Open Space Implementation and Management Plan shall set out the requirements for delivery of the areas of landscaping and open space in accordance with the principles set out within the submitted Landscape & Green Infrastructure Strategy Revision A and the areas plan approved by condition 4 and shall include:

a) a programme for implementation ;

b) long-term design objectives for the laying out of areas of green infrastructure and open space within the residential development areas including any replacement planting;

c) short and long-term management responsibilities;

d) maintenance schedules for all hard and soft landscape areas, open spaces and play areas (other than privately owned domestic gardens), and any associated features.

(ii) No development shall commence until the Landscape and Green Infrastructure Implementation and Management Plan has been approved in writing by the Local Planning Authority and approval of reserved matters granted for the countryside park

(iii) The development shall be carried out in accordance with the approved overarching Landscape and Open Space Implementation and Management Plan.

Reason: To ensure a satisfactory appearance of the development in accordance with policies DM3 and DM16 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 16 The landscaping scheme(s) required by conditions 1 and 15 of this permission shall show the numbers, types and sizes of trees, grass and shrubs to be planted and their location in relation to proposed buildings, underground services and/or engineering works and shall include details of any hard surfaces and earth mounding. The approved scheme for each area approved by condition 4 of this permission shall be implemented by the end of the full planting season immediately following the completion of that identified area (a full planting season means the period from October to March). The trees, shrubs and grass shall be subsequently maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

Reason: To ensure a satisfactory appearance of the development in accordance with Policies DM3 and DM16 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 17 **Prior to commencement of any development on site for each area of the development approved as per condition 4 an Arboricultural Method Statement and Tree Protection Plan following the principles set out in the submitted Tree Survey incorporating Arboricultural Impact Assessment (The Landscape Partnership, May 2017) shall be submitted to and approved in writing by the Local Planning Authority.**

The development shall be carried out in accordance with the approved statement(s) and plan(s).

Reason: To safeguard existing trees on site in accordance with Policy DM14 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 18 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy (May 2017), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates to that outlined by the IDB. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.**

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.

Reason: To ensure the approved system will function to a satisfactory minimum standard of and maintenance and prevent the increased risk of flooding both on and off site, in accordance with Para 103 National Planning Policy Framework (2012).

- 19 No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

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.

- 20 Unless otherwise approved in writing by the Local Planning Authority no development shall commence in each area of the development approved as per condition 4 until a foul water strategy for that area has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works described in the approved strategy serving that dwelling have been carried out in accordance with the foul water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 21 (i) No development in any area of the development approved as per condition 4 of this planning permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted AECOM

report dated May 2017 has been submitted to and approved in writing by the Local Planning Authority for that area. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

(ii) Before any permitted dwelling is occupied in an area of the development approved as per condition 4 of this planning permission the effectiveness of any remediation strategy as required by Condition 21 (i) above in relation to that area shall be demonstrated to the Local Planning Authority by means of a validation report unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during the works.

Reason: To protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 22 **Prior to the commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Local Planning Authority. This plan shall include measures that all developers, contractors and subcontractors will employ at all times during the construction, demolition and any other engineering operations on the site. The CEMP shall include:**
- **Measures to be used to control and suppress dust;**
 - **Measures to be used to reduce the impact of noise and vibration arising from activities on site in accordance with best practice as set out in BS5228:2009 “Code of Practice for noise and vibration control on construction and open sites”;**
 - **The siting and layout of works compounds including material storage areas.**

The implementation of the development shall only be undertaken in accordance with the approved CEMP.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 23 Noise resulting from the use of the plant, machinery or equipment shall not exceed the existing background level when measured or calculated according to BS4142:2014.

Reason: To protect the residential amenity of any existing or future users in

accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 24 Works in respect of the construction on the development hereby permitted shall be restricted to 8.00am - 6.00pm Monday – Friday 8.00am – 1.00pm on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the residential amenity of any existing and future occupiers in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 25 **No development shall commence in a residential area of the site identified in accordance with condition 4, until the applicant has submitted to and had approved in writing to the Local Planning Authority a scheme of noise attenuation measures for that residential area which will ensure that internal noise levels from external rail and road traffic noise sources shall not exceed 35dB LAeq, 07.00am – 11.00pm in any habitable room or 30dB L_{Amax} 11.00pm – 07.00am (more than 15 times a night) inside any bedroom, and that external noise levels from external rail and road traffic noise sources shall not exceed 55dB LAeq(1 hour) in outdoor amenity areas.**

Any works which form part of the scheme approved by the Local Planning Authority shall be completed, and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority.

Reason: To protect the residential amenity of any existing and future occupiers in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 26 **No development shall take place in an area of the development approved as per condition 4 above until there has been submitted to and approved in writing by the Local Planning Authority a detailed waste audit scheme for that area. The waste audit scheme shall include details of refuse storage and recycling facilities.**

The development of dwellings in each area shall be carried out in accordance with the approved details shall not thereafter be used for any other purpose.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009).

- 27 The details required by condition 1 of this permission in relation to each area approved by condition 4 shall include details of the finished floor and site levels including full details of finished floor levels for each building and finished site levels (for all hard surfaced and landscaped areas) in relation

to existing ground levels. The development shall thereafter be carried out strictly in accordance with the approved level details.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

- 28 **No development shall take place in each area of the development approved by condition 4 until a written scheme of heritage asset resource management (SHARM) for that area has been submitted to and approved in writing by the Local Planning Authority. Each written scheme of heritage asset resource management shall include an outline strategy for post excavation assessment; the preparation of an Updated Project Design, post excavation analysis and publication.**

The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme(s).

Reason: This condition is pre-commencement as a failure to secure appropriate archaeological mitigation in advance of development would be contrary to paragraph 141 of the National Planning Policy Framework (NPPF) that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

- 29 For each area of the development approved by condition 4 the archaeological post excavation assessment and the preparation of an Update Project Design shall be completed no later than 1 year after the completion of archaeological fieldwork. The Update Project Design(s) shall follow the parameters set out in the outline strategy for post excavation assessment, analysis and publication as agreed in the approved written scheme of heritage asset resource management(s). The Update Project Design(s) shall be submitted and approved in writing by the Local Planning Authority.

Reason: In accordance with paragraph 141 of the NPPF; to make the record of archaeological work publicly available.

- 30 For each area of the development approved by condition 4 the archaeological post excavation analysis (as specified in the approved Updated Project Design), the preparation of the site archive for deposition with a store approved by the Local Planning Authority, the completion of the archive report and the submission of the publication report will be undertaken within two years of the approval of the Updated Project Design.”

Reason: In accordance with paragraph 141 of the NPPF; to make the record of archaeological work publicly available.

- 31 **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 reduce the total energy needs of the site by 10% 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 and in accordance with Policy DM1 and DM2 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

32 No development shall take place until a revised Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The Travel Plan shall include the following:

- The identification of targets for trip reduction and modal shift;
- The detailed methods to be employed to meet these targets;
- The mechanisms for monitoring and review;
- The mechanisms for reporting;
- The penalties to be applied in the event that targets are not met;
- The mechanisms for mitigation including budgetary provision;
- Implementation of the travel plan (until full occupation) to an agreed timescale and its operation thereafter;
- Mechanisms to secure variations to the travel plan following monitoring and reviews;
- Mechanisms for managing the travel plan and coordinating with other travel plans in the Wixam Park/ Wixams area.

The completed development shall be occupied in accordance with the approved Travel Plan which shall be retained in place thereafter unless otherwise amended in accordance with a review submitted to and approved in writing by the Local Planning Authority in consultation with Highways England.

Reason: To ensure the A421 trunk road continues to serve its purpose as part of a national system of routes for through traffic, to satisfy the reasonable requirements of road safety on the A421 and connecting roads in accordance with Section 10 of the Highways Act 1980 and to encourage the use of sustainable modes of transport and reduce travel by car in accordance with Policy DM9 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

33 Where the approved development is to proceed in a series of phases, further supplementary ecological surveys for amphibians, reptiles and badgers shall be undertaken to inform the preparation and implementation of corresponding phases of ecological measures. The supplementary surveys shall be of an appropriate type for the identified species and survey methods

shall follow national good practice guidelines.

Reason: To ensure adequate protection and mitigation measures for identified species in accordance with Policy DM15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

34 **No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.**

- a) Risk assessment of potentially damaging construction activities.**
- b) Identification of “biodiversity protection zones”.**
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).**
- d) The location and timing of sensitive works to avoid harm to biodiversity features.**
- e) The times during construction when specialist ecologists need to be present on site to oversee works.**
- f) Responsible persons and lines of communication.**
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.**
- h) Use of protective fences, exclusion barriers and warning signs.**

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate protection and mitigation measures for identified species in accordance with Policy DM15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

35 **No development shall commence until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.**

- a) Description and evaluation of features to be managed.**
- b) Ecological trends and constraints on site that might influence management.**
- c) Aims and objectives of management.**

- d) Appropriate management options for achieving aims and objectives.**
- e) Prescriptions for management actions.**
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).**
- g) Details of the body or organization responsible for implementation of the plan.**
- h) Ongoing monitoring and remedial measures.**

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure appropriate ecological measures are carried out and appropriate management practices put in place in accordance with Policy DM15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

36

No development shall commence on site until a Public Art Plan has been submitted to and approved in writing by the Local Planning Authority. The Public Art Plan should include details in relation to the following:

- Management-who will administer the Plan, contact details, time scales/programme;**
- Brief for involvement of artists, site context, background to development, suitable themes and opportunities for public art;**
- Funding - budgets and administration;**
- Method of commissioning artists/artisans, means of contact, selection process/selection panel and draft contract for appointment of artists;**
- Community engagement - programme and events**
- Implementation/ phasing**
- Future care and maintenance**

The development shall be carried out in accordance with the approved plan.

Reason: To ensure that appropriate public art is provided on the site in

accordance with Policy DM3 of Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 (Public Art) of the Central Bedfordshire Design Guide: A guide for development (2014).

- 37 The development hereby permitted shall not be carried out except in accordance with the Approved Plans drawings numbers: ORS004/OPA/001; ORS004/OPA/002; ORS004/OPA/003; 60504669/TR/I/0003; B16039/101E;

Reason: For the avoidance of 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. 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.
3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. 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.
5. 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 Highways Agreements Officer, Highways, Community Services Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

6. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Highways Help Desk tel: 0300 300 8049.
7. The development shall not begin unless and until highway rights have been extinguished across the area of land at the B530 Ampthill Road/Bedford Road junction in accordance with a stopping up order to be made by the National Transport Casework Team, Department for Transport, under Section 247 of the Town and Country Planning Act 1990, or by application to the highway authority for the stopping up of highway land via the magistrates court under section 117 of the Highways Act 1980.
8. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

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

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and 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.

DECISION

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