

Item No. 8

APPLICATION NUMBER	CB/17/1156/OUT
LOCATION	Land East of No. 13 Clophill Road, Maulden, MK45 2AQ
PROPOSAL	Outline: Residential development including other associated works
PARISH	Maulden
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Matthew Heron
DATE REGISTERED	08 March 2017
EXPIRY DATE	07 June 2017
APPLICANT	Aldbury Homes
AGENT	David Coles Architects
REASON FOR COMMITTEE TO DETERMINE	Objection from Maulden Parish Council to a major application
RECOMMENDED DECISION	Outline application – Recommended for approval subject to satisfactory completion of legal agreement

Summary of Recommendation

The proposal, for residential units outside of a settlement boundary, conflicts with the current settlement strategy of the Council (denoted by Policies CS1 and DM4). This weighs against the grant of permission.

It is acknowledged that there would be some harm to the landscape character. However, when considered in the round, the development represents a logical expansion to the settlement and would contribute significantly to the economic and social dimensions of sustainability.

In the overall balancing exercise required, the identified harm and conflict with the Development Plan would be significantly out-weighted by the benefits of this scheme, particularly when assessed against the National Planning Policy Framework as a whole.

Site Location:

The application site is located to the east of Maulden and comprises a rectangular arable field accessed off Clophill Road to the south.

The site is bound to the north by agricultural land and to the east and west by residential form.

The Application:

This application seeks outline planning permission, with all matters except access reserved, for the construction of 14 residential units.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

Core Strategy and Development Management Policies - North 2009

Policy CS1 – Development Strategy

Policy CS2 – Developer Contributions

Policy CS7 – Affordable Housing

Policy CS13 – Climate Change

Policy CS14 – High Quality Development

Policy CS16 – Landscape and Woodland

Policy CS18 – Biodiversity and Geological Conservation

Policy DM2 – Sustainable Construction of New Buildings

Policy DM3 – High Quality development

Policy DM4 – Development Within and Beyond Settlement Envelopes

Policy DM10 – Housing Mix

Policy DM14 – Landscape and Woodland

Policy DM15 – Biodiversity

Local Plan

The Council is currently consulting on its Draft Local Plan (Regulation 19). The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

None relevant.

Consultees:

Maulden Parish Council

Initial Comment

Maulden Parish Council strongly object to this application on the following grounds:

- *Outside the Maulden Settlement Envelope*
- *Significant harm to the village character.*
- *The village school is at breaking point and no meaningful school provision has been or can be provided by the addition of this quantity of houses.*
- *Draft CBC Local Plan will be published at the end of June and this application*
- *Considering the emerging Maulden Neighbourhood Plan and an emerging desire in the village to be involved in the NP, to build a significant settlement in this part of the village, we feel this application is premature and insufficient.*
- *Loss of green space and visual amenity.*

In addition and without prejudice to the above objection the application makes mention of that the applicants will enter into a S106 Agreement with appropriate contributions towards community facilities and consequently Maulden Parish Council would propose the following provisions to be made and agreed with the developer:

Recreation and Open Strategy

- *Provision of on-site facilities. None are identified in the proposed site plan.*
- *Increase and improvements to the facilities at the existing Brache Recreation Ground to benefit the whole village. New slides and additional facilities for the play area. New bench's to replace the old ones that have had to be removed due to wear and tear.*

Outdoor Sport

As no on-site outdoor sports facilities would be appropriate on this development a contribution towards improvements to the changing rooms at the recreation ground, new toilet block and sports facilities/equipment for outdoor sports

School Places

As mentioned in our objection Maulden School is currently full so there is a need for more school places as a result of a development of this size. This needs to be addressed by the Local Education Authority.

Traffic Calming

Concern over road safety within the village has been expressed for many years by both MPC and local organisations. Vehicles speeding are a problem along Clophill Road in the area of the proposed development and various traffic calming options are being discussed between MPC/CBC. The increased traffic will only add to the problem along Clophill Road and the rest of the village. Therefore a contribution to traffic calming measures in the village and a safe pedestrian crossing point adjacent to the village shop should be included.

Community Benefit Fund

This has been proposed for other developments in the village so the setting up a Community Benefit Fund and a contribution that could be used by MPC to fund local causes such as the extension to the Village Hall.

Subsequent Comments

With reference to the amendments to this application, whilst recognising that the number of dwelling has been reduced from 23 to 14, the revised plan does not overcome the previous objections and consequently Maulden Parish Council strongly object to the amended application on following basis:

** Outside Maulden Settlement Envelope. Settlement envelopes serve to prevent coalescence between settlements and to protect the separate character and identify physical identity of the village.*

** Significant harm to the village character and an unacceptable impact on the settlement envelope.*

** Loss of green space and visual amenity.*

** No community benefit for Maulden*

** CBC "call for sites" assessment has excluded the site (ALP151) in the Draft Local Plan as not suitable for development. CBC comments correspond with MPC view as follows: the site is mostly Grade 2 agricultural land and lies between two distinctly separate settlement envelopes. Development here would fill in a gap in the settlement pattern which is distinctive and unique to the historical pattern of Maulden, development could have an unacceptable impact on the character of the settlement.*

Consultees

Highways Team – No objection subject to relevant conditions.

Landscape Officer

The site contributes to the series of open spaces within Maulden - this site is unusual as there is agricultural land bounded by mature hedgerows to either side of Clophill Road; these make a strong contribution to local landscape character. The DAS illustrates these hedgerows - the photographs also highlight the absence of development to the north and south, which is unusual in a village characterised by linear development and which has been subject to infill.

Although a vision splay is marked on the plan - 43 m in each direction, and the DAS states that the hedgerows are to be conserved, I am not convinced that this important boundary feature would remain as indicated. The indicative site layout also shows a swathe of planting along the eastern boundary, which would help protect the amenity of Wheatfield Close. However, the Application Site is at a higher level and care would need to be taken that the planting does not shade or block views from windows, some of which are at a lower level.

The Site layout shows an inadequate planting scheme on the sensitive northern boundary. The Site is a part of the Greensand Ridge landscape - it is elevated and undulating and links to the small scale arable landscape to the north which forms the wider setting of Maulden Church.

The strategy for the Greensand landscape is to conserve and enhance traditional features ,to strengthen the landscape pattern eg restoring pasture and increasing the area of acidic grassland would be particularly appropriate to this area . The Greensand ridge is a NIA , requiring a nett gain for biodiversity - at the density shown there is little scope to create landscape features to benefit ecology whilst securing visual integration. The Greensand Ridge is a landscape which would be considered as "valued " under the NPPF - this site makes a contribution to the dipslope in the vicinity of landmark features such as Maulden Church.

Development would result in the infill of an open space within Maulden .contrary to the LCA Guidelines which advise against infill which would result in a loss of identity and character. The open qualities within the central part of Maulden and the retention of a farmed landscape is important in terms of character. Urbanisation of the site would introduce built form which would impact on views from the south and from Clophill Road itself; night time impact is also a concern.

Development at this scale would detract from landscape character and as such is contrary to Policy 16 and it is recommended that the Application is refused.

If the Application was minded for approval, it would be important to secure a much more substantial landscape scheme to buffer views from the north , to protect the amenity of the Greensand dipslope and limit views from the higher ground at Maulden Meadow.

A Landscape Management Plan would also be required to ensure the management of the existing hedgerows and maintenance of the boundary hedge at it's current height.

Ecology – No objection subject to relevant conditions.

Looking at the amending site layout, the reduction in dwelling number is welcomed. More open space is provided but the future management of this will be important for it to really deliver a net gain for biodiversity. As this is an outline application it is advised that the ecological assessment is reviewed and used to inform an Ecological Enhancement Strategy which would inform the final layout of the scheme for Reserved Matters. The retention of the existing hedgerow would be expected and this should remain in the public realm rather than forming domestic boundaries. Equally the slither of land to north west could be planted with native species to create some shrubby / scrub habitat with some rough grass as reptile habitat. The central area would benefit from some fruit trees as a community orchard and the Swale could provide semi-wet habitat. Condition follows;

No development shall take place until an Ecological Enhancement Strategy (EES) has been submitted to and approved in writing by the local planning authority. The EES shall include the following.

- a) Purpose and conservation objectives for the proposed works informed by a review of the ecological assessment.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.

f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.

g) Persons responsible for implementing the works.

h) Details of initial aftercare and long-term maintenance.

The EES shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

SuDS – No objection subject to relevant conditions.

We consider that outline planning permission could be granted to the proposed development and the final design and maintenance arrangements for the surface water system agreed at the detailed design stage, if the following recommendations and planning conditions are secured.

- Page 8 infiltration – this contradicts it's self, partial infiltration is achievable in the first paragraph but not in the second. The calculations shown in this document suggest partial use of infiltration is possible. We expect to see a combined system.
- The discharge rate is well above Q_{bar} , this should be addressed, the technology now available will easily allow safe discharge at rates lower than 5l/s.
- Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
- The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).
- To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property. Any methods involving designation or registering a Land Charge are to be agreed with the LPA.
- Please note that Land drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water and details of this provided with the full detailed design. An easement should be provided on the developable side of the watercourse to allow for access for maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.

- We require detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above Ordinance Datum). This shall include all elements of the system proposed, including exceedance routes, source control, storage, flow control and discharge elements.
- The Council does not, and is not required to, adopt any SuDS feature. It is the responsibility of the applicant to ensure that the surface water drainage system, in its entirety, will be effectively maintained in the long-term. We therefore expect confirmation of the proposed arrangements for maintenance to be provided with the final detailed design, including the future maintenance and operational needs and the responsible bodies for undertaking maintenance (for all public and private drainage components).
- We will expect that any components that require replacement and/or maintenance will be designed to be accessible without undue impact on the drainage system and adjacent structures or infrastructure.

Condition 1 : No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (March 2017) and assessment of the hydrological and hydrogeological context of the development and the expected outfall extent, 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). 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 operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

Condition 2: 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.

Bedfordshire and River Ivel Internal Drainage Board – No objection.

Waste Services – No objection.

Environmental Health – No objection subject to relevant conditions.

Fire and Rescue – No objection.

Affordable Housing Officer – No objection.

Education Spending Officers – No contributions requested.

Local Residents

10 letters of objection have been received from surrounding addresses. Comments are summarised as:

- Harm to living conditions, in terms of loss of light, noise and disturbance and overlooking.
- Harm in terms of highway safety.
- Insufficient services within surrounding settlements.
- Insufficient parking provision.
- Insufficient contributions from proposed development to local services.
- Harm to the character of the area.

The above mentioned objections also have regard to the increase in house prices and the loss of views as a result of the development. These are not material planning considerations and are afforded no weight in the determination of this application.

Sewerage capacity has also been questioned. Services for the proposal in this regard will be thoroughly assessed during an application made to comply with Building Control. Objections in this regard carry little weight.

Finally, it is noted that concern has been raised with regards to harm to existing property during construction, harm to road conditions and the restriction of rights of access. These form legal issues and, as such, fall outside of the remit of planning.

Determining Issues:

Background

This application was deferred from a Committee meeting dated 03/01/2018 to allow for full consideration of the emerging Local Plan. A further pre-submission version of this Local Plan was published on 11/01/2018.

The main considerations of the application are;

- The principle of the development
- The quality of the design and the impact upon the character of the area
- The impact upon living conditions
- Highway safety and parking provision
- Other material considerations
 - a. Sustainability
 - b. Ecology
 - c. Flooding and Drainage
 - d. Affordable Housing and Contributions
 - e. Contaminated Land
 - f. Agricultural Land Value

Considerations

1. The principle of the development

- 1.1 The application site is located outside of the defined 'settlement envelopes' of Clophill and Maulden and the Council can currently demonstrate a five year supply of housing land.
- 1.2 It is acknowledged that the approach of Policy DM4 in seeking to control the principle of development beyond settlement boundaries is more restrictive than the balanced, cost/benefit, approach set out in the Framework. The balancing of harm against benefit is a defining characteristic of the Framework's overall approach. However, this policy also seeks to ensure development is channelled to more sustainable settlements, away from isolated rural locations which have limited access to services and facilities. In this respect, Policy DM4 is entirely consistent with the thrust of the Framework which seeks to promote sustainable social, economic and environmental development. Overall, it is considered that weight may still be attributed to this policy in the determination of this application as the Council seeks to deliver planned development in a sustainable manner.
- 1.3 The proposal, for residential units outside of a settlement boundary, conflicts with the current settlement strategy of the Council (denoted by Policies CS1 and DM4). This weighs against the grant of permission.

2. The quality of the design and the impact upon the character of the area

- 2.1 Policies CS14, DM3 and DM4 seeks to ensure proposals are of a high quality of design, respect the local context in which they are in, are appropriate in terms of scale and have an acceptable impact upon the landscape. Chapter 7 of the Framework emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.

- 2.2 The application site comprises an area of open agricultural land, adjacent to built residential form to the east and west, and is accessed off Clophill Road which bounds the site to the south. Though there is established vegetation to the front of the site, views would be available of the proposed development from certain vantage points along Clophill Road.
- 2.3 Under the adopted Development Plan, the site is not an identified 'gap' in policy terms and comprises no discernible landscape features. Given the existence of built residential form immediately adjacent to the site and as a large section of open space would be left within the middle of the site, it is considered that this development proposes a logical expansion to the village.
- 2.4 The units would not be more than two storeys in height and sufficient space would be left about them to ensure that they did not appear cramped upon their plots. Further, a Landscaping Plan could be secured to ensure that built form is appropriately softened and that there is no further fragmentation of existing hedgerows.
- 2.5 Though the extent to which the development would be visible would depend upon details reserved for future determination, and it is anticipated that views of the units would be screened by established and proposed vegetation, it is acknowledged that the final form of the proposal would result in residential development on land predominantly absent of built form. This would not result in the merging of settlements or harm to the wider landscape character, but would add to the erosion of the countryside.
- 2.6 Overall, there would be some visual and landscape harm arising from the loss of the site's open and undeveloped character. However, this could be mitigated, through the appropriate management of elements reserved for future consideration and through conditions. As such, the proposal would not result in significant harm in this regard.

3. The impact upon living conditions

- 3.1 Policy DM3 aims to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.
- 3.2 Though the detailed layout and overall design of units is reserved for future consideration, it is considered that, given the size of the application site, units could be positioned and designed in such a way as to not result in significant and demonstrable harm to the living conditions of surrounding units. Furthermore, given the existence of surrounding residential units and the scale of the proposal, it is not considered that the access would result in significant harm in terms of increased noise and disturbance from vehicular movements associated with the development.
- 3.3 Furthermore, it is noted that specific concerns have been raised with regards to the impacts of the proposal in terms of noise and disturbance during construction. The construction of units must adhere to environmental health legislation (which, amongst other things, manages the hours of construction to appropriate times)

and it is recommended that a Construction Management Plan is requested through condition. This would ensure that vehicular movements and methods of dust suppression are appropriately managed, in the interest of neighbouring living conditions. Overall, it is not considered that the proposal would result in significant harm in this regard.

4. Highway safety and parking provision

- 4.1 Guidance within the 'Design for Central Bedfordshire: A Guide for Development' states that, generally, one bedroom units will require one parking space, two and three bedroom units will require two parking spaces and four bedroom units will require three spaces.
- 4.2 Though plots seem large enough to accommodate sufficient off-road parking, the overall layout of units is reserved for future consideration. However, a condition requested by Highways Officers would ensure that parking provision is in accordance with the Council's standards applicable at the time of submission.
- 4.3 Turning to highway safety, on discussion with Highways Officers it is considered that the access to the site would be acceptable and that the required visibility splays can be achieved. Subject to relevant conditions no objection has been raised in this regard.

5. Other material considerations

(i) Sustainability

- 5.1 The Framework adopts a broad definition of sustainable development in that it states that the policies in paragraphs 18 – 219, taken as a whole, constitute the Government's view of what sustainable development means in practice. The Framework also establishes that the purpose of the planning system is to contribute to the achievement of sustainable development, which includes economic, social and environmental dimensions.

Social

- 5.2 The proposal would make a small but valuable contribution to the existing housing stock. Given that one of the key aims of the Framework is to significantly boost the supply of housing, the proposal is considered sustainable in this regard and significant weight in favour of the proposal is attached to this factor. Further, it is noted that there has been concern raised with regards to there not being the services within Clophill and Maulden to support this development. However, both settlements are defined as a Large Villages within Policy CS1 and have a number of services and facilities. Taking this into account, and given the statutory duty of relevant bodies to provide services (such as health and education) it is considered that there are sufficient services with the Large Village to accommodate the additional units.

Economic

- 5.3 The proposal would also result in economic benefits, through the purchase of materials and services in connection with the construction of the dwellings and an

increase in local household expenditure. The proposal is considered sustainable in this regard, which again weighs in favour of the grant of permission.

Environmental

- 5.4 It is acknowledged that the proposal would result in some (moderate) harm to the character of the rural setting. However, the proposal is within close proximity to services and facilities and, overall, the development would not be environmentally unsustainable.

(ii) Ecology

- 5.5 The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework (paragraphs 118-119), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010 as well as Circular 06/05. Furthermore, Policy CS18 seeks to support the maintenance and enhancement of habitats and states that development that would fragment or prejudice the biodiversity network will not be supported.
- 5.6 The site lies in the Greensand Ridge Nature Improvement Area (NIA) and as such development would be expected to deliver net gains for biodiversity.
- 5.7 To ensure that this gain is secured, Ecology Officers have recommended the imposition of a condition requiring an Ecological Enhancement Strategy. Subject to the imposition of this condition, no objection has been raised by Ecology Officers and the proposal would be acceptable in this regard.

(iii) Flooding and Drainage

- 5.8 Policy CS13 seeks to ensure that proposals incorporate suitable drainage infrastructure. It is acknowledged that concern has been raised with regards to the proposal being susceptible to and increasing the risk of flooding.
- 5.9 However, the site lies wholly within Flood Zone 1 – indicating a low probability of flooding. Further, on discussion with internal Drainage Engineers, it is considered that, subject conditions requesting the submission of a detailed Surface Water Drainage Plan and an associated maintenance plan, the proposal would not increase the risk of flooding to the surrounding area and proposed units would not be susceptible to such risks. Subject to the imposition of this requested condition, the proposal would be acceptable in this regard.

(iv) Affordable Housing and Contributions

- 5.10 Policy CS7 states that development of four or more dwellings should provide an element of affordable housing and Policy CS2 seeks to secure appropriate contributions.
- 5.11 The applicant has agreed to provide five affordable units (four affordable rent and one unit of intermediate tenure) in line with policy requirements. At present, there is no legal agreement to secure this. As such, this application is presented to the

Committee for approval subject to securing this appropriate agreement in due course.

- 5.12 It is noted that the Parish Council has requested financial contributions for various local projects.
- 5.13 Community Infrastructure Levy (CIL) Regulation 122 states that planning obligations must be necessary, directly related, and fairly and reasonably related in scale and kind to the development in question. Further, CIL Regulation 123 prohibits the pooling of 5 or more contributions towards a single project.
- 5.14 No other financial contributions have been requested from relevant consultees and no projects have been identified to which contributions may be 'pooled'. For these reasons, the request by the Parish Council would not comply with the CIL Regulations and it is not considered reasonable to request additional contributions from the applicant.

(v) Contaminated Land

- 5.15 Given the existing agricultural use of the site, on discussion with Public Protection it is considered that there may be some risk to human health through ground contamination. As such, it is recommended that a condition is imposed requiring the developer to keep a watching brief during constructions. Subject to the imposition of this condition, any unexpected contamination can be reported and appropriately remediated.

(vi) Agricultural Land Value

- 5.16 It is noted that there are concerns with regards to the loss of agricultural land. The land at the site is identified as being Grade 2 in quality. In line with Annex 2 of the Framework, this is considered 'best and most versatile' land.
- 5.17 The Framework, at paragraph 112, states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. However, the application has demonstrated that this land is not farmed intensively. As such, it is not considered reasonable to refuse the application on the loss of Grade 2 agricultural grounds alone.

Other Matters

- 5.18 It is acknowledged that this application site has been advanced for allocation through the emerging local plan but has not progressed beyond an initial stage of consultation.
- 5.19 Firstly, it should be noted that each site is assessed on its own individual merits (whether it is likely to be allocated, forms an allocated site or is not allocated).
- 5.20 Additionally, given the early stage of this emerging Local Plan, limited weight is afforded to it in any event. This Local Plan process therefore should not be seen as definitive in this balancing exercise.

5.21 Notwithstanding the above, this site did not progress beyond this very high level Local Plan assessment as it was considered that wholesale development of this site could result in the merging of two settlement 'envelopes'.

5.22 The applicant has worked, over a substantial period of time, with Officers which has resulted in a reduction in the number of units and a revised indicative layout. This layout shows a considerable piece of open space towards the front of the site. As such, it is considered that this smaller scheme would preserve the historic character of the village and would not result in harm through the visual 'merging' of the two envelopes.

6. Overall Planning Balance

6.15 The proposal, for residential units outside of a settlement boundary, conflicts with the current settlement strategy of the Council (denoted by Policies CS1 and DM4). This weighs against the grant of permission.

6.16 It is acknowledged that there would be some harm to the landscape character. However, when considered in the round, the development represents a logical expansion to the settlement and would contribute significantly to the economic and social dimensions of sustainability.

6.17 In the overall balancing exercise required, the identified harm and conflict with the Development Plan, would be significantly out-weighted by the benefits of this scheme, particularly when assessed against the Framework as a whole.

Recommendation:

That Outline Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 1 Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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

Reason: To comply with Section 92 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans; 16216 (D) 001 & 16216 (D) 002 Rev. C

Reason: To identify the approved plans and to avoid doubt.

- 5 The development shall not commence until a Construction Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. The statement shall include:

- i) waste management measures;
- ii) details of site compounds, offices and areas to be used for the storage of materials;
- iii) methods and details of dust suppression during construction;
- iv) proposals to minimise harm and disruption to the adjacent local area from ground works, construction noise and site traffic.
- v) construction traffic routes

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

Reason: In the interest of highway safety and the living conditions of surrounding properties.

- 6 The dwellings hereby approved shall not be occupied until details of the bin storage areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with details approved in this regard.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS14, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 7 No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Sections 7 & 11, NPPF)

- 8 No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and

Drainage Strategy (March 2017) and assessment of the hydrological and hydrogeological context of the development and the expected outfall extent, 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). 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 operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

- 9 Prior to the first occupation of the dwellinghouses hereby approved, a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, shall be submitted to and approved in writing by the local planning authority. The development shall be in accordance with this approved plan.

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.

- 10 During any ground works on the site a Watching Brief shall be kept to monitor any potentially contaminated material. Should any such material be encountered, the development must cease immediately and the Council must be informed without delay and an appropriate course of action agreed in writing. Subsequently, the development shall continue in accordance with this agreed course of action until completed.

Reason: To minimise the risk to human health through ground contamination.

- 11 No development shall take place until an Ecological Enhancement Strategy (EES) has been submitted to and approved in writing by the local planning authority. The EES shall include the following:

- a) Purpose and conservation objectives for the proposed works informed by a review of the ecological assessment.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.

- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.

The EES shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In the interest of biodiversity, in accordance Policy CS18 of the Core Strategy and Development Management Policies 2009.

- 12 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include plans and sections of the proposed access road(s), footways, cycleways, turning areas, street lighting, etc. to accord with the Council's published standards.

Reason: To ensure a satisfactory means of access between the proposed dwellings and the public highway and to ensure that the proposed dwellings can be properly serviced.

- 13 No dwelling shall be occupied until a 2.0m wide footway has been constructed on the northern side of Clophill Road across the whole of the site frontage in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority. Such details shall include new street lighting. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement.

- 14 No dwelling shall be occupied until visibility splays have been provided on each side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access road from its junction with the channel of the public highway and 59m 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.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic that is likely to use it.

- 15 Before the new road access junction is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 16 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate a scheme for the provision

of off-street parking and cycle parking in accordance with the Council's published standards.

Reason: To enable vehicles to draw off and park clear of the highway, thus minimising conditions of danger, obstruction, and inconvenience to users of the highway and of the premises.

- 17 The supporting documentation to be submitted for approval of reserved matters in connection with this development shall include a construction method statement which incorporates details of:

- Parking of vehicles for site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Construction traffic routes; and
- Details of the responsible person who can be contacted in the event of a complaint.

All works shall be undertaken in accordance with the approved details.

Reason: To ensure the safe operation of the surrounding road network during the construction period.

- 18 The number of dwellinghouses approved shall not exceed 14.

Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

INFORMATIVE NOTES TO APPLICANT

1. 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 Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049.
2. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Highways Agreements Officer, Highways Contract Team, Community Services,, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
3. The applicant is advised that in order to comply with the Conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Agreements Officer, Highways Contract Team,

Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. Tel., 0300 300 5268 *May need to be amended to suit decision notice.

4. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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