

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.

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
- Section 7 - Landscape, Ecology & Open Space
- Section 8 - Secured by Design

and the submitted Parameter Plan ORS004\OPA\002 (David Lock Associates, May 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, January 2018) 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 the occupation of the 25th dwelling a scheme for traffic calming on Bedford Road between site vehicle access points shown on the approved plans 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 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.

- 38 Prior to the occupation of the 25th dwelling a scheme for the area of land at the B530 Ampthill Rd/Bedford Rd junction shall be submitted to and approved by the Local Planning Authority. Such a plan to include details of a path to facilitate use by pedestrians and cyclists but prevent unauthorised vehicular access. The approved scheme should be fully implemented within 2 months following the opening of the alternative route through the development between the B530 and Bedford Rd accesses.

Reason: 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.

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.
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 Highways Agreements Officer, Highways, Community Services 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. Should the scheme for the B530 Ampthill Road/Bedford Road junction require a stopping up order. A stopping up order can 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".
9. Any reserved matters application for each area, as identified in condition 4, shall include the following:
 - a) An estate phasing and completion plan – setting out the development phases and the standards that estate streets serving each phase of the development will be completed;

- b) Details of the proposed arrangements for future management and maintenance of the proposed streets within each phase of the development until such time as an agreement has been entered into under Section 38 of the Highways Act 1980, or a private management and maintenance company established;
- c) Full engineering, drainage, street lighting and constructional details of the streets proposed for adoption.

This is in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

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.