

Item No. 7

APPLICATION NUMBER	CB/18/00432/OUT
LOCATION	Land off St Andrews Way, Langford
PROPOSAL	Outline Application for residential development of up to 32 new homes (all matters reserved except access)
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Stuart Robinson
DATE REGISTERED	02 February 2018
EXPIRY DATE	04 May 2018
APPLICANT	Warden Developments Limited
AGENT	Phillips Planning Services Limited
REASON FOR COMMITTEE TO DETERMINE	Major application - Departure to Development Plan
RECOMMENDED DECISION	Outline Application - Recommended Approval, subject to a S106 Agreement

Reason for Recommendation:

The proposal is located outside of the Settlement Envelope and therefore represents a departure from the development plan. However the site, due to its scale and location, is considered to represent sustainable development, which outweighs non-compliance with Policy DM4.

The applicant commits to various financial contributions to offset the impact on local infrastructure. The development would also provide affordable housing, compliant with Policy CS7. There is not considered to be any material harm in terms of highways safety, residential amenity, character, ecology or flood risk, and the development is considered to be acceptable in principle.

Site Location:

The application site comprises of a rectangular parcel of land, measuring 1.27 ha in area, located to the north east of Langford. The land is currently used as pasture land, for agriculture and grazing.

The site is located within a predominately residential area with residential properties to the north and west. A small parade of shops is located to the north west of the site. To the south of the site is Langford Village Academy, a lower school.

The site is located outside of the Langford Settlement Envelope. The site is located within Grade 1 Agricultural Land (based upon Natural England maps).

The Application:

The application seeks outline planning permission for a residential development of up to 32 dwellings. All matters are reserved apart from access.

The application was originally submitted for a development of up to 34 dwellings however, following concerns regarding the design, drainage and ecology, the applicant reduced the proposal by two dwellings.

RELEVANT POLICIES:

National Planning Policy

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

Policy CS1: Development Strategy

Policy CS2: Developer Contributions

Policy CS7: Affordable Housing

Policy CS14: High Quality Development

Policy CS16: Landscape and Woodland

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

Central Bedfordshire Submission Local Plan

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018. The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise. The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

SP1: National Planning Policy Framework - Presumption in Favour of Sustainable Development

SP7: Development within Settlement Envelopes

T2: Highways Safety and Design

T3: Parking

HQ1: High Quality Development

HQ8: Back-land Development

H2: Housing Standards
EE2: Biodiversity
DC5: Agricultural Land

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Application Number	MB/91/01280/OA
Description	Outline application for the erection of 58 dwellings
Decision	Application refused and appeal dismissed
Decision Date	28/10/1992

Application Number	MB/80/00484/FA
Description	Residential Development
Decision	Refused
Decision Date	22/07/1980

Consultees:

Langford Parish Council	Object for the following reasons: <ul style="list-style-type: none">- Outside of the Settlement Envelope.- Would urbanise the open countryside.- The site is not allocated within the emerging Local Plan- Langford has had huge growth in the last 2 years, with insufficient services to support the development.- Access is unsuitable.- The roundabout junction of Church Street and East Road is unsuitable as a main roundabout, leading to highways safety issues. Speeding is an additional concern.- Concern regarding the impact to infrastructure (water, gas, electric and sewerage).- Concern regarding the ownership of a strip of common land.- Concern regarding the proposed layout and specifically the lack of car parking, waste storage, cycle parking, the proximity to neighbouring dwellings, the inconsistent building line and the lack of a footpath link to Manor Farm Close.
CBC Sustainability	No objection, subject to conditions.
CBC Affordable Housing	No objection, 11 affordable homes should be provided on site. 8 of the units should be affordable rent, whilst the other 3 should be of intermediate tenure (shared ownership).
CBC MANOP	No objection. The development should include design features to make the dwellings suitable for older people.
CBC Landscape	No objection, however improvements are suggested to the proposed landscaping.

CBC Archaeology	No objection, subject to a condition.
CBC Waste	No objection.
CBC Highways	No objection, subject to conditions
CBC Ecology	No objection, subject to a condition.
CBC SuDS	No objection, subject to a condition.
CBC Pollution	No objection, subject to a condition.
CBC Local Plans	Objection - The site is not allocated within the emerging Local Plan and the Council can demonstrate a five year supply of housing land.
Anglian Water	No objection, subject to a condition.
Beds Fire and Rescue	No objection
Internal Drainage Board	No comments.
Environment Agency	No objection, provided connection to the mains foul sewer is proposed.

Other Representations:

Neighbours 33 objections have been received in response to this application. These objections have been summarised below:

- Planning permission has been refused previously.
- The development would not be in keeping with the character of the surrounding area.
- St Andrews Way is too narrow to cope with the proposed development.
- Access is poor.
- Lack of car parking
- Concern regarding flooding.
- Langford has had enough recent development.
- The infrastructure (electricity/water) is not sufficient already.
- The site is high grade agricultural land.
- The site is located outside the Settlement Envelope
- Loss of privacy
- Loss of light
- Concern regarding the level of noise of the construction process.
- Loss of biodiversity
- The proposal is not allocated within the emerging Local Plan.
- Question whether the proposal is on 'Common Land'

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Neighbouring Amenity
4. Highways Considerations
5. Planning Obligations
6. Other Considerations

Considerations

1. Principle

- 1.1 The application site is located to the north east of Langford, outside of the Settlement Envelope of the village. The land is currently used as pasture land for grazing animals.
- 1.2 Several responses have been received in relation to the principle of development. These include objections in relation to the scale of the proposal, the siting outside of the Settlement Envelope, the loss of high grade agricultural land and the fact that the site has not been allocated within the emerging Local Plan.
- 1.3 Policy CS1, within the adopted Local Plan, classifies settlements by virtue of their scale, services and facilities. This Policy identifies Langford as a Large Village.
- 1.4 Policy DM4, within the adopted Local Plan, applies weight in favour of development within Settlement Envelopes and restricts development divorced from the settlements identified within Policy CS1. Policy DM4 states that:

"Beyond Settlement Envelopes, limited extensions to gardens will be permitted provided they do not harm the character of the area. They must be suitably landscaped or screened from the surrounding countryside and buildings may not be erected on the extended garden area."

The proposed development would therefore not comply with Policy DM4. Having said this, it must be considered whether there are material considerations that outweigh non-compliance with this Policy.

- 1.5 The Council is able to demonstrate a five-year supply of housing land in excess of the 5 year requirement. Therefore, the Council's policies concerned with the supply of housing are not considered to be out of date – the 'tilted-balance' test in Paragraph 14 of the NPPF is not therefore engaged. However, proposals should still be considered in the context of the presumption in favour of sustainable development - that is the determining consideration in relation to whether the principle of the application is acceptable.
- 1.6 The settlement of Langford is classified as a Large Village within the adopted Local Plan. Langford contains a number of shops and services, including village shops, pubs, a Lower School and a village hall. In terms of accessibility, the Lower School is approximately a 10 minute walk away. It is also noted that two bus stops, with regular routes to Hitchin and Sandy, is a 10 minute walk away. Therefore, the location, in itself, is not considered to be unsustainable.
- 1.7 Settlements that are classified as Large Villages are considered to be able to accommodate small scale housing and employment uses together with new facilities to serve the village. Although 'small scale development' is not defined, the scale of the proposed development should reflect the scale of the settlement in which it is to be located. The scale of the proposal is considered

to be reflective of the scale of the settlement.

1.8 Whilst the development would be contrary to Policy DM4, it is considered that the loss of open countryside, in this instance, is not considered to present an unacceptable adverse impact upon the character of the area. The proposal would adjoin development to the north and west, and would be opposite the Lower School to the south. The proposal would not appear as a lone encroachment into the countryside.

1.9 The application site, whilst not currently within intensive agricultural use, does form high grade agricultural land (Grade 1 agricultural land, based upon Natural England mapping data). Paragraph 112 of the NPPF identifies that Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. This Paragraph continues to state that:

"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."

The term "significant" is not specifically defined within this context, however, in considering the sustainability of the site, one must consider the economic, and other, impacts in relation to the loss of high grade agricultural land. This position is largely echoed by emerging Local Plan Policy DC5, which resists the loss of the best and most versatile agricultural land.

1.10 The proposed development would provide small economic benefits, in terms of the creation of (temporary) jobs in relation to the construction of the proposal. There would also be Council Tax benefits, in terms of additional residents within the area. It is accepted that the loss of the agricultural land would not be beneficial economically, however, due to the small size of the site, the loss of this agricultural land is only considered to have a limited weight against the sustainability of the proposed development. It is also considered that the proposal, due to its size, would not represent 'significant development' of agricultural land. Therefore, the proposal is not considered to be contrary to Paragraph 112 of the NPPF.

1.11 It is considered that some weight, in relation to the sustainability of the site, can be given to the social benefits of providing additional housing, including affordable housing. This matter has limited benefits, as the provision of affordable housing would be expected in accordance with Policy CS7.

1.12 It is noted that the site was submitted for the Council's call for sites and was not allocated within the emerging Local Plan. The site proceeded through the first round of assessment, in relation to the emerging allocations, however the final assessment concluded that there were more suitable sites within Langford.

1.13 Based upon the above considerations, it is considered that, whilst the proposal is contrary to Policy DM4, the loss of open countryside and impact on the character of the area is not, in this instance, harmful to the extent that it would warrant a reason to refuse planning permission. Therefore, it is considered that the scheme can be considered acceptable in principle. Additional material

considerations may contribute towards the benefits and dis-benefits of the development and can impact the final planning balance. These are considered in the remaining sections of the report.

2. Affect on the Character and Appearance of the Area

- 2.1 The proposed development would be located to the rear of Church Street, and would continue the access road which serves St Andrews Way. The development would not extend to the Lower School, as there is a rectangular strip of land which is not part of the application and is not within the applicant's ownership. Several residents and the Parish Council have raised concerns regarding the design and layout of the proposed development.
- 2.2 The application seek outline planning permission, with all matters reserved apart from access. In order to clarify whether the site could accommodate a development of 32 dwellings, the applicant has provided an indicative layout.
- 2.3 The proposed development would be located to the rear Church Street, which is broadly typified by linear residential development. The surrounding area does contain instances of back-land development, in a similar manner to the proposed development. Therefore, the location of the development is not considered to be incompatible with the character of the surrounding area.
- 2.4 Whilst the landscaping is a reserved matter, it is considered that the proposal would provide sufficient space to accommodate strengthening of the site's boundaries, reducing the visual presence of any development. The site would provide sufficient space for ecological benefits, such as a 10 metre deep wildlife area along the southern boundary.
- 2.5 Neighbouring residents have raised concerns regarding the proposed development, suggesting it will increase flooding within the area. The site is not within Flood Zones 2 or 3 and would present opportunities for sustainable drainage systems. Whilst these would be detailed in future reserved matters schemes, the applicant has identified that open space and permeable paving could be provided to reduce flood risk. A SuDS Officer has not raised an objection to the application.
- 2.6 The indicative layout is considered to demonstrate that a development, of up to 32 dwellings, could be accommodated without presenting an adverse impact to the character or design of the area.
- 2.7 As such, based upon the information submitted, it is considered that the proposal would not present an unacceptable adverse impact to the character of the area. The proposal would be in accordance with Policies CS14 and DM3 of the Core Strategy and Development Management Policies (North) Local Plan and Policy HQ1 and HQ8 of the Central Bedfordshire Submission Local Plan.

3. Neighbouring Amenity

- 3.1 The application seek outline planning permission, with all matters reserved apart from access. Therefore, the submitted layout provides an indication of what could be accommodated within the site. It is noted that several residents

have raised concerns regarding the impact to residential amenity, including loss of light, loss of privacy and the impact of pollution upon surrounding properties.

Layout would be subject to a future reserved matters. based upon the indicative layout, it appears the an acceptable layout could be provided.

- 3.2 Based upon the indicative layout, the proposed dwellings would have rear window to window distances of at least 21.0 metres, in accordance with Council Design Guide. Due to the location of the development, and the location of the existing residential development, the proposal is not considered to present an unacceptable adverse impact in terms of loss of light, loss of privacy or in terms of being unduly overbearing.
- 3.3 The indicative layout demonstrates that all the dwellings would comply with the dwelling size standards within the Nationally Described Space Standard, and Policy H2 of the emerging Local Plan, as a result. The external amenity space is also considered to comply with the adopted Design Guide.
- 3.4 The application has been considered by a CBC Pollution Officer, who has not raised an objection regarding the impact of the development upon neighbouring residents. If the application is approved, then a condition would be included on any permission, requiring details of noise protection for future residents from neighbouring noise sources, such as the play ground of the nearby lower school. given the distances it isn't considered to be reasonable or necessary.
- 3.5 Based upon the information submitted, it is considered that the proposed development would not present an unacceptable adverse impact in terms of loss of amenity. Therefore, the proposal is considered to comply with Policies CS14 and DM3 of the Core Strategy and Development Management Policies (North) Local Plan and Policy HQ1 of the Central Bedfordshire Submission Local Plan.

4. Highways Considerations

- 4.1 The proposed development would be accessed via St Andrews Way, through an existing residential street. A Highways Officer has considered this access and has not raised an objection, considering it acceptable to allow additional development.
- 4.2 The proposed car parking provision would be dependent upon the size and number of dwellings. The scale and layout have not been detailed as part of this application, however an indicative layout provides clarification regarding whether sufficient car parking provision could be accommodated within the site.
- 4.3 The adopted Design Guide identifies that 8 car parking spaces should be provided for the proposed development. The proposed layout does not indicate any visitor parking, however this matter could be addressed within future reserved matters applications. It is also noted that the on-site car parking provision complies with the adopted Design Guide.
- 4.4 Whilst it is noted that several residents have raised concerns regarding traffic

generation, access and parking provision, based upon the information submitted, the proposed development is not considered to present an unacceptable impact in terms of highways safety or car parking. Therefore, the proposed development is considered to be in accordance with Policies CS14 and DM3 of the Core Strategy and Development Management Policies (North) Local Plan and Policy HQ1 of the Central Bedfordshire Submission Local Plan.

5. Planning Obligations

- 5.1 Spending Officers were consulted as part of this application and comments were returned from Education and Community Buildings. Contributions towards local Early, Middle and Upper Schools, and towards the refurbishment of Village/ Church Halls and Scout Hut have been agreed with the applicant.

Affordable housing would also be sought at 35% of the development, resulting in 11 units being affordable.

If members support the application, then these contributions would form part of a s106 agreement, to be completed and signed following the Committee.

6. Other Considerations

6.1 Common Land

Neighbouring residents and the Parish Council have questioned whether the development would be located upon 'Common Land'. The ownership, rights of access and covenants would typically be private matters, which the Council would not be party to. The agent has considered this question and has stated that the proposal is not located upon Common Land.

6.2 Planning Permission was previously refused

Several residents have identified that residential development was previously refused on the site. It is noted that two applications, in 1991 and 1980 were refused, however it must be considered that these applications over 26 years old. The policy context has changed significantly within this time, and the policy documents used to consider the applications are no longer relevant. This application must be considered on the current policy context, as listed within the start of this report.

6.3 Biodiversity

Neighbouring residents have raised concerns regarding the impact to biodiversity. Following the concerns of the Ecologist, additional open space, and a wildlife corridor have been provided. Following the submission of revised plans, the Council's Ecologist has removed her objection. The revised plans provide additional opportunities for ecology, such as habitats for reptiles and opportunities for fruit trees. The detailed landscaping will be addressed in a future planning application, if the application is approved.

6.4 Human Rights issues

In deciding this planning application, the Council must consider the issue of Human Rights. Article 8, right to respect for private and family life, and Article 1 of Protocol 1, right to property, are engaged. However, in balancing human rights issues against residential amenity, further action is not required. This

planning application does not present any human rights issues

6.5 Equality Act 2010

In deciding this planning application, the Council should have regard to the need to eliminate unlawful discrimination. This application does not present any issues of inequality or discrimination.

Recommendation:

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

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

- 2 **No development shall take place until approval of the details of the appearance, landscaping, layout and scale of the development within that area (herein called “the reserved matters”) has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 **Prior to the commencement of the development, hereby approved, details of how the development will achieve a reduction in carbon emissions of at least 10% more than required by current Building Regulations through the use of on-site or near-site renewable or low carbon technology energy generation shall be submitted to the Local Planning Authority, for approval in writing. The development shall be carried out as approved.**

Reason: Required prior to commencement to ensure the development is energy sufficient and sustainable in accordance with Policies CS13, DM1 and MD2 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 4 **No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved foul water strategy and retained thereafter.**

Reason: To prevent environmental and amenity problems arising from

flooding, in accordance with Policies CS13, CS14, DM2 and DM3 of the adopted Local Plan, Policies CC3 and HQ1 of the emerging Local Plan and the NPPF. This information is required prior to commencement, as any works may adversely impact or limit the ability of an acceptable foul water strategy to be implemented.

5

No development shall take place until a written scheme of archaeological investigation; that includes provision for post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.

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

6

Prior to the commencement of development, an Ecological Enhancement Strategy (EES) shall be submitted to the Local Planning Authority for approval in writing. The EES shall contain the following:

- Review of the site potential and constraints as informed by species survey;
- Purpose and conservation objectives for the proposed works;
- Detailed working methods to achieve stated objectives including locations of integrated bird and bat boxes to be erected in accordance with RSPB and BCT guidelines on appropriate scale maps and plans;
- Details of lighting considerations to prevent disturbance to bats;
- Type and source of materials to be used where appropriate , e.g. native species of local provenance;
- Timetable for implementation demonstrating that works are aligned with proposed phasing of development;
- Persons responsible for implementing the works;
- 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: To secure a net gain in terms of biodiversity, in accordance with DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan and the NPPF. These details are required prior to the commencement of development, as any construction may limit the ability of the development to provide net gains in terms of biodiversity.

7

Prior to the commencement of the development, hereby permitted, a detailed surface water drainage design shall be submitted to the Local Planning Authority, for approval in writing. The design shall prioritize above ground storage and conveyance using SUDS and shall be fully

implemented as approved and subsequently maintained in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the Local Planning Authority. The scheme to be submitted for approval shall include:

1. Plans and calculations showing sufficient disposal, storage and conveyance of surface water (up to and including for the 1in100 year event + a 40% allowance for climate change).
2. Results of site-specific infiltration testing to support the detailed design of infiltration devices (carried out in accordance with BRE 365).
3. Details of the full design of the drainage scheme in its entirety and use of SUDS, including the treatment of surface water to manage pollution.
4. Overview of proposed construction of the system and any phasing of works.
5. Confirmation of the management and maintenance arrangements for the surface water drainage system in its entirety, including any split in public and private responsibilities.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site for the lifetime of the development in accordance with para 103 NPPF and the Non-statutory technical standards for sustainable drainage systems (DEFRA, 2015); and to ensure that the implementation and long term operation of a sustainable drainage system is in line with what has been approved, in accordance with Written statement - HCWS161. These details are required prior to the commencement of development, as any construction may limit the ability of the development to provide adequate SuDS arrangements.

- 8 Prior to the commencement of development, details of the junction of the proposed vehicular access with the highway shall be submitted to the Local Planning Authority, for approval in writing. The details shall include 2 metre wide footways on both side of the proposed new carriageway and no building shall be occupied until the road connection with St Andrews Way has been constructed 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 Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF. These details are required prior to commencement, as the access arrangement may impact elements of the wider development.

- 9 Visibility splays shall be provided at all internal 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.

Reason: To provide adequate visibility at road junction in the interest of road safety, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 10 The development shall be served by means of roads 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 Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 11 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate an independent vehicular turning head areas for an 11.5m refuse collection vehicle. Car and cycle parking shall also be provided in accordance with the relevant parking standards at the time of the submitted reserved matters.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway and parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 12 This consent relates only to the details shown on the submitted plans, numbers 18-01 and 15-01.

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

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. 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 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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