

## **Item No. 6**

<b>APPLICATION NUMBER</b>	<b>CB/18/02018/OUT</b>
<b>LOCATION</b>	<b>Land at East End Farm, Bedford Road, Cranfield, Bedford, MK43 0EU</b>
<b>PROPOSAL</b>	<b>Outline: Demolition of existing structures and the erection of 48 dwellings, public open space, access onto Bedford Road, landscaping, balancing pond and other associated infrastructure. All matters to be reserved except access into the site.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Morris, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Martin Plummer</b>
<b>DATE REGISTERED</b>	<b>29 May 2018</b>
<b>EXPIRY DATE</b>	<b>28 August 2018</b>
<b>APPLICANT</b>	<b>Linden Limited and Mr &amp; Mrs Robert &amp; Joy Richardson</b>
<b>AGENT</b>	<b>Marrons Planning</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major planning application - departure to Development Plan / objection from Parish Council</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application – Recommended for Approval</b>

### **Summary of recommendation:**

Part of the site lies within the settlement envelope of Cranfield but the majority is located outside of the settlement boundary which may be considered as a departure to the Development Plan. The development incorporates housing and affordable housing in what may be considered as a sustainable location in planning terms. There are therefore significant social and economic benefits associated with the development. There will be some landscape and visual impact in the short-medium term, however buffer landscape planting will mitigate any such impact. Other planning matters including flood risk, crime prevention, ecology, archaeology, flood risk and highways are either neutral or able to be considered in detail at reserved matters stage. The site is allocated for residential development in the emerging Local Plan albeit limited weight is currently attached to that Local Plan but, nonetheless, the development is considered to be sustainable.

### **Site Location:**

The application site is located to the east of Cranfield and comprises an area of around 3.84Ha. The site is accessed off Bedford Road to the north which leads to a farmhouse and several buildings/structures associated with the farming enterprise associated with the site. Agricultural fields are located within the southern part of the site.

The site is irregularly shaped with the northern boundary providing the access onto Bedford Road and a relationship of residential dwellings within that road and Bowling

Green Road. To the west of the site is a PRoW (Public Right of Way) and beyond that a residential estate, Coronation Road. To the south is a further PRoW and open countryside. To the east of the site are agricultural fields. The site sits upon a plateau which falls away to the east / south east.

### **The Application:**

The application seeks outline planning permission with all matters reserved except access. The application includes demolition of all existing buildings and a residential development for up to 48 dwellings. The application is supported by a Framework Masterplan which shows the provision of an access to the north of the site via Bedford Road, and an indication of the likely siting/layout for dwellings, green infrastructure, play spaces, SuDS (Sustainable Drainage Systems) and links to the existing rights of way network.

### **RELEVANT POLICIES:**

#### **National Planning Policy Framework (NPPF) (July 2018)**

#### **Core Strategy and Development Management Policies - North 2009**

CS1 – Development Strategy

CS2 - Developer Contributions

CS3: Healthy and Sustainable Communities

CS4: Linking Communities – Accessibility and Transport

CS5: Providing Homes

CS7: Affordable Housing Provision

CS13: Climate Change

CS14: High Quality Design

CS15: Heritage

CS16: Landscape & Woodland

CS17: Green Infrastructure

CS18: Biodiversity

DM1: Renewable Energy

DM2: Sustainable Construction of New Buildings

DM3 - High Quality Design

DM4 - Development Within and Beyond Settlement Envelopes

DM9: Providing a range of Transport

DM10: Housing Mix

DM13: Heritage in Development

DM14 - Landscape and Woodland

DM15 – Biodiversity

DM16: Green Infrastructure

#### **Central Bedfordshire Local Plan - Emerging**

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 (para 48) stipulates that Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

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, 5, 7, HA1, HQ1,2, 4, 11, T1, 2, 3, 4, 5, 6, H1, H4, CC1, 2, HQ1,2, EE1, 2, 3, 4, 5 and 13.

## **Supplementary Planning Guidance/Other Documents**

Central Bedfordshire Design Guide (March 2014)

### **Relevant Planning History:**

Application Number	MB/79/01602/OUT
Description	Residential development
Decision	Refused
Decision Date	27.03.1980

Application Number	MB/83/00363/FULL
Description	Grain Silo
Decision	Approved
Decision Date	10.06.1983

Application Number	MB/88/00099/OUT
Description	Residential development
Decision	Refused (Dismissed at appeal)
Decision Date	10.05.1988

Application Number	MB/96/01227/FULL
Description	Grain Silo
Decision	Approved
Decision Date	22.11.1996

Application Number	MB/99/00115
Description	General Purpose Agricultural Buildings
Decision	Approved
Decision Date	19.03.1999

**Consultees:**

Parish Council	<p>Cranfield Parish Council objects to the application as it does not believe that Central Bedfordshire Council should be determining an application for this site until the Local Plan has been examined.</p> <p>If the application goes ahead the Council would like to see the old farmhouse and the silos retained as these are a feature of the site and a landmark in the village, therefore to demolish these and build new houses in this space will be detrimental to the village and surrounding houses.</p> <p>The Council does however welcome the number of affordable houses, if these are to be truly affordable and the landscaping including the wildflower meadow, trees and the attempt to integrate the footpaths into the site.</p>
Archaeology	Members will be updated at the Committee Meeting in respect of this matter.
Ecology	No objection - the concept masterplan is welcomed as it has taken account of the outcomes of ecological surveys and has mitigation embedded within it. A planning condition is recommended in relation to an Ecological Construction Method Statement to prevent harm to biodiversity.
Environment Agency	No objection
Flood Risk Management	No objection – recommend inclusion of a planning condition requiring detailed design and maintenance of surface water drainage.
Highways	<p>No objection</p> <p>The junction layout has a 5.5m road with 2m wide footpaths on both sides and junction radii onto Bedford Road of 6m and is acceptable.</p>
	<p>The development for 48 dwellings would generate 19 outward trips in the am peak with 18 inward trips in the pm peak which is considered acceptable on the highway network.</p>
	<p>With regards to the indicative site plan it should be noted that 2m wide footways (or 2m service margins in the shared surface area) would still be required on both sides of the estate road including turning head.</p>
Housing Development Officer	No objection

Support for this application as it provides for 17 affordable homes which reflects the current affordable housing policy requirement of 35%.

The supporting documentation does not indicate the tenure split of the affordable units. The Strategic Housing Market Assessment (SHMA) has identified a tenure requirement from qualifying affordable housing sites as being 73% affordable rent and 27% intermediate tenure.

The affordable units should be dispersed throughout the site and integrated with the market housing to promote community cohesion & tenure blindness. The units should meet all nationally described space standards. We expect the affordable housing to be let in accordance with the Council's allocation scheme and enforced through an agreed nominations agreement with the Council.

Landscape Officer                          Members will be updated of the comments from the Landscape Officer at the Committee.

NATS Safeguarding                          No objection

Police    Objection – the indicative layout proposed shows a level of permeability which is unnecessary and will lead to opportunities for crime. There is conflict with Secure by Design Principles and the Councils Design Guide which promotes these principles.

Strategic Growth Team                       This site is one of the allocations identified within the Local Plan which was submitted to the planning inspectorate on the 30th April 2018. As the council can now demonstrate a 5 year supply, this allocation will help contribute towards it and has also been assessed as suitable, available and achievable as part of the Local Plan's SHLAA assessment process. The Strategic Growth Team are in support of this allocation, however, the Local Plan identifies certain additional policy requirements that must be taken into account with the site implementation. We have identified that:

- The site incorporate buffering and enhance the existing woodland, particularly along the eastern edge and existing right of way
- Design of the site must be sensitive to the topography, particularly in the south-eastern corner

Spending Officers                            No representations received from education, leisure or community centre spending Officers at the time of writing, Members will be updated at the Committee Meeting.

**Tree and Landscape Officer**

An Arboricultural Assessment is included with the application which, if followed, will ensure retained trees are retained in good order.

The indicative layout shows amenity land along the west, south and east boundary with additional planting along the east boundary. The indicative layout offers the opportunity for substantial planting. The positioning of proposed dwellings could be moved further to the west which would increase distance between dwellings and open countryside and increase the depth of amenity land and buffer planting along this boundary.

Detailed landscape proposals will be required along with a landscape management plan for areas of public amenity.

**Other Representations:**

**Neighbours**

12 representations received in objection summarised as follows:

- No requirement for additional housing;
- Harmful impact on the landscape character and setting of Cranfield;
- Harmful form of back-land development;
- Planning permission has been refused for development on this site previously;
- Inadequate provision for surface water run off – flood risk impact;
- Insufficient information in relation to protected species – bats;
- Harmful impact on ecology;
- Insufficient local infrastructure – schools, health care provision, transport;
- Harmful loss of amenity to neighbouring properties in terms of loss of light, privacy, outlook and overbearing impact;
- Increase in traffic movements will lead to further congestion in the settlement;
- Harmful impact on the way in which the adjacent public rights of way are enjoyed and views surrounding the site;
- Noise and general disturbance associated with implementing the development;
- The proposed recreational areas will create space for anti-social behaviour;

## **Determining Issues:**

The main considerations of the application are:

1. Principle
2. Sustainable location for development
2. Affect on the Character and Appearance of the Area
3. The Historic Environment
4. Neighbouring Amenity
5. Highway Considerations
6. Sustainable Development
7. Other Considerations

## **Considerations**

### **1. Principle**

- 1.1 The settlement boundary of Cranfield follows the existing ribbon of development which fronts Bedford Road and the residential development off Bowling Green Road. It follows then that the northern part of the site which adjoins that built form is within the settlement envelope but the majority of the application site is outside of the settlement envelope. Cranfield is designated as a Minor Service Centre where the adopted policies within the Core Strategy and Development Management Policies 2009 allow for housing development within the settlement envelope provided that it is commensurate with the scale of the settlement, taking account of its role as a local service centre. Policy DM4 restricts new housing development on land outside of the settlement envelope and, on this basis, the majority of the application site is regarded as contrary to that policy. Development of the site for housing which is within the northern part of the site and within the settlement envelope can be considered as being acceptable, in principle.
- 1.2 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 and paragraph 11 of the NPPF is not therefore engaged. However, proposals should still be considered in the context of the presumption in favour of sustainable development – the overarching principle of the NPPF - that is the determining consideration in this application.
- 1.3 As indicated by the Parish Council, the site has been allocated for residential development in the emerging Local Plan for 'approximately 48 dwellings'. The initial site assessment as part of the call-for sites process of the Local Plan made the following comment in relation to this site:

*Portion of site only to progress because the topography of the site is uneven and it is on the edge of an important clayland scarp slope. This portion would need to provide mitigation to address landscape impact, and buffering would be required to protect and enhance the southern hedgerow corridor.*

- 1.4 As part of the call-for sites, a much larger site for housing was proposed – however, through the site assessment a smaller site was allocated in the emerging Local Plan. The site was modified as part of the formal submission of the Local Plan to the Planning Inspectorate and that allocation reflects the red outline of the planning application.

- 1.5 As indicated above, the Local Plan is afforded limited weight only at the present time, given its stage of preparation. The Strategic Growth Team have indicated that there have been 111 representations to the allocations for development in Cranfield. The Local Plan sets out a clear direction of travel for the allocation of various sites within the administrative boundary of the Council.
- 1.6 The Parish Council are critical that planning permission should not be approved until the Local Plan has been examined. As noted above, given the stage of preparation, the emerging Local Plan is currently only awarded limited weight – the development should therefore be considered in the context of the presumption in favour of sustainable development and the planning balancing exercise of weighing positive aspects of the development against negative impacts. In respect of any concern in respect of prematurity, the NPPF sets out that a refusal of planning permission that an application is premature is unlikely to be justified other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. The NPPF goes on to explain that two such circumstances are likely, but not exclusively, to be limited to situations where both the development proposal is so substantial that the grant of permission would undermine the plan making process or phasing of new development and, the emerging plan is at an advanced stage but not yet formally part of the Development Plan.
- 1.7 The development is for 48 dwellings and, in the context of the overall strategy for Central Bedfordshire, is not significant and will not therefore prejudice the Local Plan process. A refusal of planning permission on prematurity grounds is not therefore justified.
- 1.8 Members will note from the above mentioned planning history that planning permission has been refused for residential development on this parcel of land previously. Those decisions were some thirty years ago – planning policy and legislation has changed significantly since the determination of those applications and not on the basis of the NPPF. Accordingly, only very limited weight can be attached to that planning history.

## **2. Sustainable location for development**

- 2.1 Cranfield is designated as a minor service centre in the Development Plan. It is a settlement that contains a number of services including shops, pubs, schools, local businesses, community facilities, employment provision and public transport availability via buses. As a settlement, Cranfield should be regarded as being sustainable.
- 2.2 Settlements that are classified as Minor Service Centres are considered to be able to accommodate housing and employment uses together with new facilities to serve the settlement. The scale of the proposed development is considered to be reflective and proportionate to the scale of the settlement in which it is to be located.
- 2.3 Although it is acknowledged that the development is, for the most part, contrary to policy DM4 it is also considered that the individual merits of this site and its

relationship to the existing settlement (as explained in more detail below) are such that the loss of open countryside in this instance is not considered to result in a significantly harmful impact on the character and appearance of the area.

- 2.4 Weight can also be given to the benefit of the site providing housing and the provision of affordable housing. The NPPF requires Local Authorities to significantly boost the supply of housing and the evidence base which supports the emerging Local Plan sets out a clear need for affordable units. Significant weight can therefore be given to the provision of housing and affordable housing.

### **3. Affect on the Character and Appearance of the Area**

- 3.1 The site sits on a plateau which falls away to the south and south east. The site is reasonably well screened to the south and west with mature tree planting and hedgerow. The site will nonetheless be clearly visible from the public rights of way to the south and west and certainly, within the short-medium term, there will be some landscape/visual impact associated with the development. The existing landscape planting will help to mitigate that impact but, it will be necessary, as identified in the initial site assessment in relation to the call-for sites assessment (as noted above) to provide additional landscape planting. The indicative layout plan shows that the eastern edge of the site will comprise of a significant bank of planting which, together with green infrastructure and other planting to the southern part of the site will, in time, help to soften the degree of impact in visual and landscape terms. The Tree and Landscape Officer comments that built form could be shifted to the west of the site to allow for increased buffering – the plan referred to is indicative only and is not being determined as part of this outline application. Landscaping is a reserved matter and not for consideration as part of this outline application but, a planning condition can be included with any grant of outline permission, directing any such landscaping to properly provide for soft landscape treatment to the eastern and southern boundary utilising native species which is appropriate to the context of the site and surroundings.
- 3.2 The application proposes the demolition of the existing farmhouse and other agricultural buildings to the north of the site. The Parish Council require that the farmhouse and silos be retained on site as they are a landmark in the settlement. These buildings are discussed in the Heritage Statement which accompanies the planning application - the buildings are identified as being of low historical and archaeological interest, they are not considered to represent non-designated heritage assets. The buildings are of limited value and there is no objection in principle to their demolition.

### **4. The Historic Environment**

- 4.1 There are no nearby listed buildings or other designated heritage assets which would be materially impacted by this development proposal.
- 4.2 In respect of heritage assets of archaeological significance the application is supported with Heritage Statements and information in relation to trial trenches and geophysical work which, at the time of writing, the Council's Archaeologist has not fully reviewed. Members will be updated at the Committee in relation to these matters but initially comments received indicate that any impact would be able to be mitigated through a planning condition.

## **5. Highway Considerations**

- 5.1 Representations received raise concern in respect of the increase in traffic movements through the town and increased congestion. No such representations are received from the Highway Officer who comments that traffic movements associated with the development are acceptable. The existing operation of the site as a farm must also be taken into account in which there are no restrictions to access. Having regard to those considerations the development would not create a severe impact in highway access terms.
- 5.2 The plans submitted indicate an access onto Bedford Road – adequate road widths and visibility can be provided which draws no objection in terms of highway safety terms.

## **6. Neighbouring Amenity**

- 6.1 On the basis of the indicative parameter plan, it appears that the site is capable of accommodating the number of units proposed, the detailed relationships between proposed dwellings would be a matter for consideration under a reserved matters application however it is considered that it would be possible to design a scheme which would not have adverse impact on neighbouring amenity.
- 6.2 Some third parties are in objection on the basis of the impact of construction vehicles on neighbouring property in terms of noise and general disturbance. Development of this scale and given the relationship with existing dwellings will inevitably result in a degree of impact on existing residents. However, controls over construction times and the provision of planning conditions requiring detailed construction management plans, is such that such harm will not be significant or to such an extent as to warrant the refusal of the application.

## **7. Other Considerations**

### **7.1 Flood Risk**

Third parties are critical of the existing ground conditions and risk of increased flooding associated with the development. The site is within a flood zone 1 – a low area of fluvial flood risk. The Environment Agency mapping indicates that there are some very small areas of low flood risk from surface water. However, neither the Environment Agency or the Councils Flood Risk Team object to the application on these grounds. The Flood Risk Team recommend the inclusion of a planning condition requiring a detailed strategy to deal with surface water drainage. The plans submitted show generous areas for green infrastructure for sustainable drainage features which will slow the movement of water within the site whilst providing biodiversity and water cleaning benefits.

### **7.2 Crime prevention**

The Police Architectural Liaison Officer objects to the application on the basis that the indicative plan shows several accesses through the site leading to the public rights of way to the south and west. In essence then, the indicative layout is too permeable and creates too many opportunities for access which may lead to criminal activities.

- 7.3 The application is in outline form only with matters relating to layout reserved. The indicative layout is one way in which the site may or may not be developed at detailed stage of reserved matters. The comments from the Police relate to specific layout matters and appearance of the development, where more detailed information in relation to boundary treatments, internal accesses, housing design

(in terms of passive surveillance) will help inform the Council's judgement on the acceptability of the overall detailed design, which will of course include crime prevention matters.

7.4 Best Most Versatile Use of Land

The NPPF sets out that local planning authorities should take into account the economic and other benefits of BMV agricultural land. Furthermore it is stated that where the development of significant agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality in preference to that of higher quality.

- 7.5 The Natural England land classification information indicates that the land is grade 3 – good to moderate. The development will result in some loss of agricultural land but, given the size of the site/development, will not result in significant loss of agricultural land or harmful economic impact.

7.6 Ecology

Third party representations to the planning application are critical of the impact of the development on existing ecology and biodiversity within the application site. The application is supported with an Ecology Appraisal and Bat survey (of existing agricultural buildings). The Council's Ecologist raises no objection and considers that the development takes into account the recommendations in the Appraisal. The indicative plan submitted shows various green infrastructure within the site which will provide opportunities for increased biodiversity within the site.

7.7 Financial contributions

Significant weight should be given to the National Planning Policy Framework, which calls for the achievement of the three dimensions of sustainable development: economic, social and environmental. It is considered that Policy CS2 of the Core Strategy for the North is in accordance with the National Planning Policy Framework. This states that developers are required to make appropriate contributions as necessary to offset the cost of providing new physical, social, community and environmental proposals. Emerging policy in the Local Plan sets out a similar requirement.

- 7.8 As noted above, at the time of writing detailed comments from Spending Officers has not been received – Members will be updated at the Committee meeting of any comments received. Nonetheless, the applicant submitted a request for pre-application advice and the following contributions were set out as being required:

*The Education Spending Officer has indicated that the following contributions would be sought:*

*EY £49,775.04  
Lower £165,916.80  
Middle £166,952.45  
Upper £204,727.91  
Total £587,372.20*

*The Community Facilities Spending Officer has indicated that, based on the quantum of development a contribution of between 65-78k would be requested to be invested in existing facilities within the settlement.*

*A Leisure Spending Officer sought a contribution of £45,000 to improve play facilities at the existing Parish Council sites and a contribution of £15,564 towards the provision of upgrade of facilities at the Cranfield senior Football Club, Crawley Road..*

- 7.9 Representation from third parties are critical of the impact of the development on existing infrastructure – namely education and health care provision. The comments initially received from the Education Spending Officer at the time of the pre-application raises no objection in terms education capacity and indicates that financial contributions towards expansion or other improvements to the existing schools will mitigate the impact. The NHS have been consulted on this application and have been chased for a response but, at the time of writing, no representation has been received.

## **8. Whether the scheme is Sustainable Development**

- 8.1 Paragraphs 7-10 of the NPPF set out that the purpose of the planning system is to contribute to the achievement of sustainable development – there are three dimensions (economic, social and environmental) which are mutually dependent and should be sought simultaneously through the planning system. Consideration of the development in relation to these dimensions therefore forms part of the balance of considerations of this application:

### Environmental

- 8.2 The site does provide environmental benefits through the provision of formal and informal open space. Matters relating to flood risk, climate change, tree impact are either neutral or able to be controlled positively through planning conditions.
- 8.3 There is likely to be some landscape and visual impact associated with the development in terms of the siting of the development and proximity to public rights of way. However, through provision of green infrastructure and buffer planting, any such impact can be mitigated.

### Social

- 8.4 The Police Architectural Liaison Officer has raised an objection in respect of the layout of the site – such a matter is reserved and there is an opportunity at reserved matters to deal with any such matters in the detailed design of the development.
- 8.5 The report has detailed that Cranfield is regarded as a sustainable location and it is considered that the settlement offers services and facilities that can accommodate the growth resultant from this scheme.
- 8.6 The provision of affordable housing is noted as a benefit to the scheme, as is the provision of open spaces.
- 8.7 The development will impact on local infrastructure and as a result, development of a scale as proposed here, is required to offset these impacts, by entering into a S106 agreement to provide financial contributions to mitigate these impacts –

Members will, as noted above, be updated on this matter at the Committee meeting.

#### Economic

- 8.8 The proposed scheme will bring some economic benefits to Cranfield during the construction period of the scheme. It is acknowledged that new residents are likely to support existing local services.

The future Council Tax payments and New Homes Bonus that would be spent in the area are considered as benefits. Cumulatively these make positive contributions to fulfilling the economic roles.

### **9. Planning Balance**

- 9.1 The majority of the development proposal represents a conflict with policy DM4 of the Development Plan. The NPPF is a material consideration in the determination of planning applications and this sets out that there is a presumption in favour of sustainable development and there is a need to boost the supply of housing. For the reasons outlined above the development is considered to be sustainable and no significant harm to material considerations is identified.

#### **Recommendation:**

That Planning Permission be **APPROVED** subject to the applicant entering into a legal agreement to secure financial contributions and, subject to the following planning conditions:

### **RECOMMENDED CONDITIONS / REASONS**

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

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

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

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

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P17-2648\_002 Sheet No: 01 Rev: C.

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

- 4 The number of dwellings approved on the site shall be restricted to 48 as shown on the approved application form.

Reason

To ensure that adequate provision of housing is provided which is justified having regard to the conflict with policy DM4 of the CSDMP 2009.

- 5 Prior to any above ground works, an ecological design strategy addressing compensation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- a) Review of the site potential and constraints.
- b) Purpose and conservation objectives for the proposed works.
- c) 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.
- d) Details of lighting considerations to prevent disturbance to bats.
- 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 proposed phasing of development.
- g) Persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance.
- i) Details for disposal of any wastes arising from works

The EDS shall be implemented in accordance with the approved details.

Reason:

To ensure the proposal delivers satisfactory ecological gains in accordance with the National Planning Policy Framework.

- 6 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

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).

- 7 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (May 2018) and an assessment of the hydrological and hydrogeological context of the development, has**

**been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the system will be constructed, including any phasing, and how it will be managed and maintained after completion. 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 the National Planning Policy Framework.**

**This planning condition is required to be pre-commencement in order to ensure adequate drainage design is approved and able to be implemented at the time of initial construction works relating to the development and in the interests of flood risk.**

- 8 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

- 9 No development shall take place (including demolition, ground works, vegetation clearance) until an Ecological Construction Method Statement (ECMS) has been submitted to and approved in writing by the local planning authority. The ECMS should be informed by the May 2018 Ecological Appraisal and shall include the following.
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification and protection of retained habitats / "ecological 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 ECMS 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 no harmful impact on ecology or biodiversity in accordance with the National Planning Policy Framework.

The condition is pre-commencement to ensure that appropriate and adequate mitigation is in place in the interest of ecology and biodiversity.

- 10 Prior to the commencement of any above ground building works, details of the provision of lifetime homes for the affordable units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure appropriate housing design for a wide age range of the population in accordance with policy DM10 of the CSDMP 2009.

- 11 Within the submission of any reserved matters application relating to layout and/or landscaping, detailed soft landscape design proposals shall be submitted showing the provision of indigenous species which shall be designed in such a way as to soften the landscape and visual impact of the development from the southern and eastern boundaries of the application site.

Reason:

To ensure appropriate and adequate provision of landscaping and to ensure the layout responds positively to the environment in accordance with policies CS16, CS17, DM14 and DM16 of the CSDMP 2009.

- 12 **Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to throughout the construction period and shall provide for:**
- a) The number and routing of delivery vehicles and site access;**
  - b) Storage of plant and materials used in constructing the development;**
  - c) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
  - d) Wheel washing facilities;**
  - e) Measures to control the emission of dust and dirt during construction;**
  - f) A scheme for recycling/disposing of waste resulting from demolition and construction works.**

**Reason: To minimise the impact of construction process on the local environment, local highway network and residential amenity.**

**This condition is pre-commencement and is required to ensure that all development works have proper regard to the construction process on the local highway network and living conditions of nearby residential dwellings.**

## **INFORMATIVE NOTES TO APPLICANT**

1. As part of the submission of any reserved matters application relating to 'layout' the following should be provided:
  - 1) Visibility splays should be provided at all internal road junctions within the site. The minimum dimensions to provide the required splay lines should 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.
  - 2) The development should 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.
  - 3) The detailed layout plans should illustrate independent vehicular turning head area's for an 11.5m refuse collection vehicle.
  - 4) The detailed layout plans should include car and cycle parking in accordance with Central Bedfordshire Design Guide September 2014 or other such documents that replace them.
2. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 or 278 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
3. 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**

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**DECISION**

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