

Item No. 6

APPLICATION NUMBER CB/17/01158/OUT
LOCATION Land at Chase Farm, east of High Street, Arlesey
PROPOSAL Outline Application: Development of up to 950 No. dwellings and 80 bedroom extra care unit, a three form entry lower school, up to 7,000 sq. metres of employment floor space, up to 6,500 sq. metres of retail (A1-A5), a hotel. Healthcare inc. provision of new doctors surgery and dentists and leisure/community use of which up to 500 sq. metres to comprise of community use floor space, provision of new cycling & walking routes, open space including sports pitches, associated changing parking and other ancillary facilities and formal play areas together with associated works and operations including engineering operations & earthworks.

PARISH Arlesey
WARD Arlesey
WARD COUNCILLORS Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER Donna Lavender
DATE REGISTERED 06 March 2017
EXPIRY DATE 26 June 2017
APPLICANT Telereal Venturres Ltd
AGENT Woods Hardwick
REASON FOR COMMITTEE TO DETERMINE Major Application with Town Council Objections on the following grounds:

- Non-compliance with the Masterplan
- Parking in the Local Centre
- Flaws in the Transport Assessment
- Drainage and Sewerage

RECOMMENDED DECISION Outline Application - Recommended for Approval

Recommendation:

That Outline Planning Permission be APPROVED subject the following:

RECOMMENDED CONDITIONS

- 1 Approval of the details of the appearance, landscaping, layout and scale of the development within each area or sub-area as identified in condition 3, (herein called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before development is commenced within that area or sub-area. 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 (Development Management Procedure) Order 2015.

- 2 Application for approval of the reserved matters for each area or sub-area, as identified in condition 3, shall be made to the Local Planning Authority before the expiration of 10 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.

- 3 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 minimum of 5 character areas (which could be divided into smaller sub-areas) and shall define the location and extent of the employment area, local centre, school and each residential area and the approximate number of dwellings in each area; and also define how they relate to the movement network, vehicular access point(s), structural landscaping, open space and play areas and surface water attenuation areas for each area detailing how the delivery of the development and associated infrastructure will be co-ordinated. The development shall be carried out in accordance with the approved areas plan and associated phasing unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policy DM3 of the Core Strategy for the North and Section 7 of the NPPF and to ensure that the Arlesey Cross Masterplan is implemented in a comprehensive and co-ordinated way, in accordance with Site Allocation Policy MA8.

- 4 No more than 950 No. dwellings and an 80 bedroom extra care unit, a three form entry lower school, up to 7,000 sq. metres of employment floor space, up to 6,500 sq. metres of retail (A1-A5), a hotel, healthcare inc. provision of new doctors surgery and dentists and leisure/community use of which up to 500 sq. metres to comprise of community use floor space, shall be constructed on the site pursuant to this planning permission.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policy DM3 of the Core Strategy for the North and Section 7 of the NPPF.

- 5 The details required by condition 1 of this permission, shall include a Landscape and Open Space Strategy for that area, as defined by the areas plan required by condition 3, (including details of public footways and cycle routes in terms of surfacing and lighting). The Landscape and Open Space Strategy shall set out the in principle requirements for treatment of the areas of landscaping and open space and their relationship with Sustainable Urban Drainage Systems (SUDS) and shall include:

a) a programme for implementation, particularly with regard to advanced planting;

- 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 and open spaces (other than privately owned domestic gardens), and any associated features

The development shall be carried out in accordance with the approved overarching Landscape and Open Space Strategy.

Reason: To provide for the consideration of the Landscape and Open Space Strategy ahead of the commencement of development to ensure a satisfactory appearance of the development in accordance with policies CS14 and DM3 of the Core Strategy for the North and Section 7 of the NPPF.

- 6 The details required by condition 1 of this permission, shall include a SuDs Strategy, based on the approved Flood Risk Assessment and Drainage Strategy (March 2017) and assessment of the hydrological and hydro geological context of the development for that area, as defined by the areas plan required by condition 3. 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 Qbar as outlined in the Flood Risk Assessment. Any revisions to the agreed strategy shall be fully justified and approved before the development of that area is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included. The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

- 7 The details required by condition 1 of this permission, shall include a Play Space Strategy for that area where applicable, as defined by the areas plan required by condition 3. The Play Space Strategy shall set out the in principle requirements for the provision of appropriate numbers of play areas, in relevant locations in relation to the Phasing approved by Condition 3 and shall include:
- a) A programme for implementation
 - b) Play equipment specifications for each area
 - c) Short and long term management responsibilities
 - d) Maintenance schedules for the play equipment and associated open spaces

The development shall be carried out in accordance with the approved overarching Play Space Strategy.

Reason: To provide for the consideration of the Play Space Strategy ahead of the commencement of development and to ensure appropriate facilities for the provision of play areas are provided, in accordance with policies CS3 of the Core Strategy and Development Management Policies 2009.

- 8 **With the exception of any enabling site wide infrastructure works, no development shall commence until a "Foul Water Drainage Strategy" for the entire site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied in any plot or phase until the approved foul water drainage works for that plot or phase have been carried out in accordance with the approved drainage strategy.**

Reason: to ensure a satisfactory method of foul water drainage, to prevent the increased risk of flooding and / or pollution of the water environment, and ensure no surface or ground water infiltration into the receiving system in accordance with section 11 of the NPPF.

- 9 No development shall be occupied within an area as defined by the areas plan required by condition 3, until the pre-occupation measures set out in the approved Framework Travel Plan dated February 2017 for that area are implemented, together with the management, targets and monitoring structures outlined in the travel plan submitted with the application.

Reason: to ensure that the local and strategic road networks continue to serve the future needs to existing and future occupiers in accordance with Section 4 of the NPPF.

- 10 No reserved matters for an area of the site shall be submitted until an Area Design Code ('ADC') for that area, has been submitted to in writing by the Local Planning Authority in relation to that area or sub-area.

The ADC for each area shall include the following:

- a) The overall vision of the development and how each Area Design Code relates to this
- b) Principles of layout and character areas
- c) Movement network including route hierarchy and footpaths and cycleway links
- d) Typical street cross sections which will include details of tree planting, tree species underground utility trenches and on street parking
- e) Block principles to establish use, density, and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition shall be provided
- f) Key groupings and other key buildings including information about height, scale, form, amount of building enclosure, building materials and design features.
- g) Approach to the incorporation of ancillary infrastructure / buildings such as substations, pumping stations, pipes, flues, vents and meter boxes.

- h) Details of the approach to vehicular parking across the site including the location and layout of parking for people with disabilities and provision for electric vehicle charging points.
- i) The approach to cycle parking for all uses and for each building type, including the types of rack and spacing
- j) Outdoor sports and children's play space strategy
- k) Public art and public realm strategy
- l) Lighting strategy
- m) Water use minimisation
- n) Bin storage
- o) ADC review procedure

Each ADC shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the ADC will apply, who should use the ADC, and how to use the ADC. The relevant subsequent reserved matters application pursuant to each ADC shall accord with the principles of the approved ADC and be accompanied by a statement which demonstrates compliance with the ADC.

Reason: To ensure that the ADCs are of a localised nature and are produced to assist in setting out the details of the development in a planned manner and to ensure that the details and appearance of the development are acceptable to the Local Planning Authority and in accordance with Policy DM3 of the Core Strategy and Section 7 of the NPPF.

11 **No development shall commence within an area as defined by the areas plan required by condition 3, until a Construction Environmental Management Plan (CEMP) for that area has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:**

- **Dust Management Plan which will deal with site management, monitoring, operations of vehicles and machinery, water supply, use of skips, and how the roads would be kept free of mud & debris;**
- **Management of noise, vibration and waste arising from construction;**
- **Management of construction traffic routes and points of access/egress to be used by construction vehicles;**
- **Details of site compounds, offices and areas to be used for the storage of materials;**
- **Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;**
- **Measures to ensure that silt and contaminants do not enter surface water drainage and surface run off does not exceed green field rate;**
- **Recommendations for the prevention of localised flooding during construction and details of temporary localised runoff management;**
- **Soil Management Strategy covering appropriate techniques for stripping, storing and re-use of good quality soils;**
- **Identify specific areas for the protection of ecological features and provide details of avoidance or mitigation measures required; and**
- **Procedures for environmental emergencies, site contacts and complaints procedures.**

Development shall be carried out only in accordance with the approved CEMP for that area.

Reason: This is a pre-commencement condition as this detail needs to be agreed before the start of construction, to safeguard the amenity of existing and future residents. (Section 7, NPPF)

12 Prior to or concurrently with the submission of the first of the reserved matters applications for development at the site, a site wide Ecological Conservation Management Plan shall be submitted to, and be approved in writing by, the Local Planning Authority prior to occupation of the 100th building on the development. This shall set out how the development will improve the net biodiversity value of the site and shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application and shall include a Biodiversity Management Plan (BMP) for the strategic open space areas and structural landscaping defined by the plan to be submitted under condition 3 of this permission. The content of the BMP shall include the following:

- a) Description and evaluation of features within the strategic open space areas defined by the plan to be submitted under condition 3 to be managed in accordance with Section 9.8 of the Environmental Statement
- b) Aims and objectives of management.
- c) Appropriate management options for achieving aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including an annual work plan capable of being rolled forward).
- f) Details of the body or organization responsible for implementation of the plan.
- g) Ongoing monitoring and remedial measures.

The BMP 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 responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BMP 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 existing or new habitats affected by development are managed effectively over an established period and in the interest of ensuring a net gain in biodiversity in accordance with Section 11, NPPF.

13 **No development shall take place within an area, as defined by the areas plan required by condition 3, until a written scheme of archaeological investigation for that area in accordance with Section 12 of the Environmental Statement and the Albion Archaeology Trial Trenching Report dated 24th January 2017 has been submitted to and approved in writing by the Local Planning Authority. The written scheme shall include details of the following components:**

- **A method statement for the investigation of any archaeological remains present at the site;**
- **A programme of interpretation, public outreach and community engagement**
- **A outline strategy for post-excavation assessment, analysis and publication**

The said development within each area shall only be implemented in full accordance with the approved archaeological scheme for that area and this condition shall only be fully discharged when the following components have been completed to the satisfaction of the Local Planning Authority:

The completion of the archaeological investigation, which shall be monitored by the Local Planning Authority;

The submission within six months of the completion of the archaeological investigation (unless otherwise agreed in advance in writing by the Local Planning Authority) of a Post Excavation Assessment and an Updated Project Design, which shall be approved in writing by the Local Planning Authority;

The completion within two years of the conclusion of the archaeological investigation (unless otherwise agreed in advance in writing by the Planning Authority) of the post-excavation analysis as specified in the approved Updated Project Design; preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report. Implementation of a programme of public outreach and community engagement.”

Reasons: In accordance with paragraph 141 of the National Planning Policy Framework; to record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development and to make the record of this work publicly available. 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 the recording and advancement of understanding of the significance of any heritage assets to be lost (wholly or in part).

14 No occupation of any permitted building within an area, as defined by the areas plan required by condition 3, shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

a) A Validation Report by means of which the effectiveness of the removal of any Asbestos Containing materials shall be demonstrated to the Local Planning Authority (to incorporate photographs, reports and waste transfer notes).

b) In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the

findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 and in the interest of human health in accordance with section 8 of the NPPF.

- 15 Details of all fixed plant, machinery and equipment to be used for any non - residential use, by reason of the granting of this permission (including acoustic specification) shall be submitted to and approved in writing by the Local Planning Authority before installation. The development shall be carried out in accordance with the approved details and maintained in that form thereafter.

Reason: To protect the amenity of future occupiers. (Policy DM3 of the Core Strategy for the North and Section 7 of the NPPF)

- 16 **Development shall not commence in an area as defined by the areas plan required by condition 3, until a noise mitigation scheme for protecting the proposed dwellings from road traffic noise and other noise sources as a result of this development including noise associated with the community use floorspace, sport/play facilities and the commercial units adjacent and attached to the proposed residential development, has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling of that area is occupied and thereafter maintained in accordance with the approved details.**

Reason: to protect the amenity of future occupiers (Policy DM3 of the Core Strategy for the North and Section 7 of the NPPF).

- 17 The details required by condition 1 of this permission for the retail (A1-A5), hotel (C1), leisure/community and education (D1) Floorspace hereby approved as part of this development shall include the method of odour abatement and all odour abatement equipment, including predicted noise levels of the equipment in operation, to be used to effectively suppress and disperse fumes and/or odours produced by any cooking and food preparation. The approved equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the use hereby permitted commencing.

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents (Policy DM3 of the Core Strategy and Section 7 of the NPPF)

- 18 The community use floorspace hereby approved shall not be used except between 0700 hours and 2400 hours on any day without the prior agreement in writing of the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents in the interests of policy DM3 of the Core Strategy and Section 7 of the NPPF.

- 19 **No external lighting in relation to non-residential premises, shall be erected or installed in any, area as defined by the areas plan required by condition 3, until details including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated within that area of the site, has been submitted to and approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005. Works shall then be carried out in accordance with the approved details.**

Reason: In order to safeguard the amenities of adjoining residential occupiers in the interests of policy DM3 of the Core Strategy and Section 7 of the NPPF.

- 20 The details required by Condition 1 of this permission for each area, as defined by the areas plan required by condition 3, shall include where relevant to that particular area, details of sound attenuation and noise protection measures associated with the proposed sport pitches, formal and informal play areas, community hall and commercial uses. The agreed measures shall be implemented in full prior to first use and shall thereafter be permanently maintained.

Reason: In the interest of protection of amenities of future and existing occupiers in accordance with Policy DM3 of the Core Strategy and Section 7 of the NPPF.

- 21 Details required by condition 1 of this permission for each area, as defined by the areas plan required by condition 3, shall include details of how renewable and low energy sources would generate 10% of the energy needs of the development 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. (Policy DM2 of the Core Strategy for the North & Section 10 of the NPPF)

- 22 The details required by Condition 1 for each area of the site shall include a detailed waste audit scheme for the residential units in that area. The waste audit scheme shall include details of refuse storage and recycling facilities. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy for the North & Section 7 of the NPPF)

- 23 The details required by condition 1 of this permission for each area, as defined by the areas plan required by condition 3 shall include the following;

- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- Pedestrian and cycle linkages to existing routes
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission
- Cycle parking and storage in accordance with the council's standards applicable at the time of submission.

Reason: To ensure the development of the residential site is completed to provide adequate and appropriate highway arrangements at all times. (Policy DM3 of the Core Strategy for the North & Section 4, NPPF)

- 24 **No development shall take place until a Section 106 agreement has been entered into to secure the provision of an affordable housing scheme, infrastructure contributions and off site highway works on the Heads of Terms form of the draft attached hereto.**

Reason: To secure appropriate contributions towards the social and community infrastructure needs of the local community, in accordance with the NPPF.

- 25 **Development shall not be commence in an area of the site, as defined by the areas plan required by condition 3, until an Estate Street Phasing and Completion Plan for that area has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan for each area shall set out the phasing of development within it and the standards to which the estate streets serving that area of the development will be completed. No dwelling or dwellings shall be occupied in that area, until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Estate Street Development Plan.**

Reason: - To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with the relevant policy DM3 of the Core Strategy for the North and Section 4 of the NPPF.

- 26 Development shall not commence in an area of the site, as defined by the areas plan required by condition 3, until details of the proposed arrangements for future management and maintenance of the proposed streets within that area have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details 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 has been established.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, 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 the relevant Policies of the Development Plan.

- 27 **Development shall not commence in an area, as defined by the areas plan required by condition 3, until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption in that area have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.**

Reason: 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 & Section 4 of the NPPF.

- 28 No dwelling to be accessed off Stotfold Road shall be occupied until a scheme for reducing the speed limit on Stotfold Rd including appropriate visibility splays at the junction of the estate road with Stotfold Road has been submitted and approved by the Local Planning Authority. 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

- 29 Prior to the occupation of 50 dwellings a scheme for offsite mitigation highway measures at the following junctions shall be submitted and approved in writing by the Local Planning Authority:

- Junction of A507 and Hitchin Rd/Arlesey Rd Stotfold
- Junction of A507 and Arlesey Rd/Stotfold Rd
- Junction of A507 and Arlesey Rd/ Hitchin Rd Henlow

The approved scheme shall be fully implemented prior to the occupation of the 201st dwelling.

Reason: To ensure the provision of appropriate mitigation measures in the interests of highway safety in accordance with Policy MA8 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

- 30 Prior to the occupation of 100 dwellings a scheme for offsite mitigation highway measures of Arlesey High Street to reduce the traffic on the High Street, including but not limited to the provision of improved parking management shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the 201st dwelling.

Reason: To ensure the provision of appropriate mitigation measures in the interests of 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.

- 31 Prior to occupation of the first unit, the proposed mitigation scheme (shown on drawings number 16254-ARLE-5-158 B and 16254-ARLE 5-161 A) is to be constructed at the A1 (M) junction 10 OR in conjunction with Highways England an equivalent sum of monies is paid to the planning authority for a wider mitigation scheme at this junction.

Reason: To ensure that the strategic road network can continue to operate as part of the national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 and to satisfy the reasonable requirements of safety for traffic on the strategic road network and ensure the provision of appropriate mitigation measures in the interests of highway safety in accordance with Policy MA8 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

- 32 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site location plan (16754-KSS-00-XX-DR-A-0001-001 Rev P04), Stotfold Road Access Plan (16254-ARLE-5-527), 16254-ARLE-5-130C General Arrangement Key Plan (Roundabout planning), 16254-ARLE-5-131 c General Arrangement Sheet 1 (Roundabout planning), 16254-ARLE-5-132 C General Arrangement Sheet 2 (Roundabout planning), 16254-ARLE-5-133 B General Arrangement Sheet 3 (Roundabout planning), Planning Supporting Statement dated February 2017, Environmental Statement dated February 2017, Arboricultural Assessment dated February 2017, Utilities Report dated February 2017, Employment Land and Economic Benefits Review dated January 2017, Statement of Community Involvement & Employment Land review Update dated July 2017.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. 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.
2. 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.
3.
 - The Applicant is advised to obtain the written approval of the Local Highway Authority for the details required for Highways Conditions, prior to the submission of such details to the Local Planning Authority in seeking to discharge the said condition. Such details, as may be submitted to the Local Highway Authority, could be subject to technical and safety assessments / audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of technical approval from the Local Highway Authority.
 - The applicant is advised that to discharge the relevant highway condition of this permission, the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.
 - The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge the relevant highway condition of this consent.
 - The applicant is advised that in order to comply with the highway conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
 - The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements,

including run off calculations shall be submitted to the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

- 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 Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
- The applicant is advised that in order to comply with Condition 1 and 8 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Contract Team, Central Bedfordshire Highways, , Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
highwaysagreements@centralbedfordshire.gov.uk

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.