

## **LATE SHEET**

### **DEVELOPMENT MANAGEMENT COMMITTEE – 15 August 2018**

#### ***Item 6 – CB/18/02018/OUT – Land at East End Farm, Bedford Road, Cranfield, MK43 0EU***

##### **Additional Consultation/Publicity Responses**

NHS Bedfordshire CCG - The existing GP surgery at Cranfield (with a branch surgery in Marston Moretaine) is considered to be severely constrained. Cranfield Surgery currently occupies a floor area of 175m<sup>2</sup> NIA (net internal area) and a further 190m<sup>2</sup> NIA at Marston Moretaine. Their patient list size as at 1 July 2018 was 9,935 and this results in the practice having 27.2 patients per m<sup>2</sup>, which is considered to be extremely high in comparison to the region's average of 22.

According to the Department of Health's Principles of Best Practice, a surgery with this many patients is recommended to have approximately 820m<sup>2</sup> GIA (gross internal area) of floor space, which is over double of what they currently have. It should also be noted that the Principles of Best Practice is only concerned with the GP core services and does not provide size guidance for extended services, which most surgeries are offering.

The practice is taking measures to slightly increase their capacity to see patients within their branch surgery (within the existing NIA), but this is acknowledged as a small measure towards overcoming their operational constraints, and the CCG are working with the practice and Central Bedfordshire Council to support them in developing a long-term premises solution which is likely to require relocation of at least one of their premises.

At this stage, there are a range of possible strategic solutions for overcoming the premises capacity challenges, but all of them will require significant capital investment. Some of these will be local to just the Cranfield/Marston area, and other solutions will include the development of an Integrated Health & Care Hub for the West Mid Bedfordshire Locality (which Cranfield is part of) to support the new models of care and primary care at scale strategy – providers working together to share some resources across the Cluster, through co-located multidisciplinary teams.

At the present time, further housing growth in Cranfield will exacerbate existing capacity pressures. Should the development be approved, a contribution is requested towards the expansion/relocation of primary care infrastructure for this community, including to support the delivery of the primary care at scale strategy in West Mid Bedfordshire.

In order to help mitigate the impact on local healthcare services a contribution of £2,445 per dwelling is sought towards additional healthcare infrastructure capacity (which is in line with our recent response to the CBC Local Plan consultation – and takes into account primary, community, mental health and acute healthcare infrastructure requirements associated with this scheme). Once the strategic estates solution/s for

this community is finalised, the funding may be used towards the re-provision of Cranfield/Marston Surgery, and/or the development of the Integrated Health & Care Hub for West Mid Bedfordshire.

The £2,445 per dwelling is calculated and broken down as follows:-

GP core services	£815.00	per dwelling	1/3 of the total health requirement according to a study carried out by Guildhouse UK Ltd
Community	£114.10	per dwelling	7% of the remaining 2/3 of the requirement
Mental Health	£130.40	per dwelling	8% of the remaining 2/3 of the requirement
Acute	£1,385.50	per dwelling	85% of the remaining 2/3 of the requirement
Total	£2,445.00	per dwelling	

### **Additional Comments**

Existing capacity issues with health care provision in Cranfield are well known and have been documented in appeal decisions. There is therefore considered to be appropriate justification for the £815 per dwelling for GP core services. It is understood that, as part of the local health care provision there is also provision for community and mental health care provision and those contributions are also considered to be appropriate. Officers therefore recommend that a contribution of £1059.50 per dwelling is secured as part of the S106.

The acute contribution is a significant contribution and the CCG have indicated that there are projects at the emergency centres of Milton Keynes or Bedford hospital where the contributions could be allocated. No specific project is identified by the CCG and the Council must take into account the pooling of contributions which is limited to five per development. Given that the development is for just 48 dwellings, it likely that development sites within the setting of those hospitals (such as the development at Marston Vale) far exceeding the numbers of housing associated with this application will be brought forward which would likely command a more significant level of financial contribution than that associated with this application.

### **Additional Consultation/Publicity Responses**

Education Spending Officer – Recommends financial contributions as follows:-

EY	£49,775.04
Lower	£165,916.80
Middle	£166,952.45
Upper	£204,727.91

### **Lower and Early Years**

Further 1 Form Entry expansion the new Cranfield Academy school site, to bring the total capacity of that site up to 2 Forms of Entry and create additional Early Years

and Lower School places or such other identified education project (in accordance with reg 123(3) as identified by Central Bedfordshire Council and notified to the owner/developer.

#### **Middle School**

An expansion of Holywell Middle school is planned for September 2018, to manage the expected additional pupils from known development in Cranfield, not including this development, or the development at Mill Road. A further 78 dwellings in the catchment for Holywell, on top of the planned new houses, will create the need for an additional expansion of the school and the financial contributions will go towards that or such other identified education project (in accordance with reg 123(3) as identified by Central Bedfordshire Council and notified to the owner/developer.

#### **Upper school**

Contributions to be spent at Wootton Upper, or a project elsewhere to provide upper school places to the population of this development or such other identified education project (in accordance with reg 123(3) as identified by Central Bedfordshire Council and notified to the owner/developer.

### **Additional Comments**

The contributions towards education are considered to be reasonable and it is recommended that the detail of these contributions be agreed through negotiation as part of the S106.

### **Additional Consultation/Publicity Responses**

Leisure Spending Officer – Comments that the existing play area in Cranfield requires upgrading and a contribution of £45,000 is requested. The Cranfield Senior Football Club requires updated support facilities – changing pavilion and floodlighting to address demand and meet sporting standards and a contribution of £15,564 is requested.

### **Additional Comments**

The concept masterplan includes the provision of a play area and the contribution to an existing play area is not therefore necessary. The contribution relating to outdoor sports provision is considered to be reasonable and it is recommended that the detail of these contributions be agreed through negotiation as part of the S106.

### **Additional Consultation/Publicity Responses**

Community Building Spending Officer – Comments that upgrades to the Village Hall are required and new facilities are required at the Community Building at Home Farm – a contribution of £7,450 is requested.

## **Additional Comments**

The contribution recommended is considered to be reasonable and CIL compliant and it is recommended that the detail of these contributions be agreed through negotiation as part of the S106.

## **Additional Consultation/Publicity Responses**

Archaeology – Comment that heritage assets of archaeological significance have been found at the site through geophysical survey and trial trenches. The development will impact on that archaeology but this does not represent an over-riding constraint to development provided that appropriate measures to record and advance understanding of surviving assets. A planning condition is recommended.

## **Additional Condition**

*No development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include: method statement for archaeological investigation and recording of all archaeological remains present at the site; provision for preservation in situ (where appropriate); provision for programme of community engagement (including open day); provision for post excavation analysis and publication. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme and this condition will only be fully discharged when all of the archaeological work; including post excavation analysis, the publication of the results of the fieldwork and the deposition of the archive with a store approved by the Local Planning Authority has been completed.”*

*Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development (and to secure that protection and management of archaeological remains preserved in situ within the development).  
(Section 16 NPPF)*

*This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 199 of the National Planning Policy Framework (NPPF), revised July 2018, 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).*

## **Additional Consultation**

Landscape Officer – No objection

The Concept Masterplan responds to the setting, providing green infrastructure to buffer the important hedgeline associated with the bridleway on the western boundary. The scale of development is acceptable as the built area is set back from the sensitive

eastern edge and allows for a sufficient screen of woodland planting, which will achieve integration. The Landscape Strategy illustrates a scheme which would create new amenity space to link with other wooded and recreational land along this south -eastern edge. The tree planting proposed would meet the aims of the Community Forest.

The Suds treatment is welcomed - use of a flower rich grassland mix, managed as a meadow would be attractive ecologically and also be a contribution to the Forest Plan.

There is a concern that one dwelling appears very close to the eastern boundary mitigation, and it is considered that this will be intrusive in terms of the amenity open space.

The final design will also need to ensure that any 2.5 storey properties are set back from the rural edges.

The approach from Bedford Road will also require a sensitive treatment and be sympathetic to the scale of the existing properties.

A detailed landscape specification will be required. Locally native trees and shrubs are available from Oakover Nurseries (Kent) which have been grown from seed collected from trees and hedgerows within the Vale. However, it is also recommended that a broader range of species are used, eg sycamore, evergreen oak to help secure resilience against climate change in this exposed location.

A landscape and ecology management plan will also be required.

**Additional Comments**

It is noted that no objections are raised by the Landscape Officer. The concept masterplan is indicative only and shows one way in which the development could be designed. Layout, scale and landscaping are reserved and the comment in relation to the siting and proportions of the residential dwellings and landscaping to the eastern boundary is able to be dealt with at a later stage.

**Additional Consultation/Publicity Responses**

The Housing Development Officer has provided additional information commenting that it is difficult to provide detailed information relating to the size and mix of affordable housing as the application is in outline only. However, the following mix would likely be sought: -

Affordable Rent: 12 units (73%)

Unit Type	Number of units
2 Bed House	6
3 Bed House	5
4 Bed House	1
Total	12

Shared Ownership: 5 units (27%)

Unit Type	Number of units
2 Bed House	3
3 Bed House	2
Total	5

### **Additional Consultation/Publicity Responses**

11 additional representations in objection from third parties have been received – the comments received reflect the summary in the Officer Report.

One representation raises concerns that a number of third parties were not aware of the need to make representations (they were under the impression that comments made in relation to the allocation of the site in the Emerging Local Plan would be considered) and some Members of the Community were not aware of the planning application. A request is made that proper consultation with the Community be made and the decision be deferred.

### **Additional Comments**

The additional representations from third parties have been noted and are considered within the Officer Committee Report.

The planning application has been the subject of neighbour notification, publication in a local paper and site notice. The Council has therefore publicised the application correctly and the Committee are therefore able to reach a decision on the application.

### **Additional Comments**

Planning condition 2 is amended to omit reference to access – this matter is not reserved.

Planning condition 3 is amended to make reference to the access drawing.

Planning conditions 7 is amended to reflect the revised NPPF.

Condition 9 is amended to remove bullet point g) – details of which are submitted with the supporting documents.

Condition 10 is amended to refer to building regulations rather than lifetime homes.

An additional condition is recommended requiring details of play space provision within the site.

2. No development shall take place until approval of the details of the 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 and 3077-02.

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

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.

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) 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 as required in M4(2) of the Building Regulations 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.

13. Within the submission of any reserved matters application detailed plans showing the provision of a LEAP (Locally Equipped Area for Play) shall be submitted. The development shall be implemented in accordance with the approved details.

Reason

To ensure adequate provision for play space for young people.

***Item 7 – CB/18/01850/RM – Land Rear of 7-37 Barton Road, Gravenhurst***

**\* Additional Consultation/Publicity Responses**

Additional Comments

Conditions 1 to 10 refer to Section 7 of the NPPF, 2018. This is incorrect; they need to refer to Section 9.

Additional/Amended Conditions/Reasons

Conditions 1 to 10 amended to refer to Section 9 of the NPPF, 2018.

**\* Additional Consultation/Publicity Responses**

Additional Comments

Condition 11 is not a pre-commencement of development condition and therefore should not be in bold text.

#### Additional/Amended Conditions/Reasons

With the exception of the areas of the site covered by condition 12, the retention of existing landscaping and trees and the provision of proposed landscaping and trees, in both public and private areas of the site, shall be undertaken in accordance with approved plan PRI20175-12D. The proposed landscaping shall be implemented by the end of the full planting season immediately following the completion and/or first occupation of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained and retained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.  
(Sections 12 & 15, NPPF 2018)

#### \* Additional Consultation/Publicity Responses

#### Additional Comments

With condition 12, it is not necessary for details of the landscaping to be submitted and approved prior to construction. Instead details can be submitted and approved prior to first occupation of the development. This will still allow the landscaping to be implemented by the end of the full planting season immediately following occupation.

#### Additional/Amended Conditions/Reasons

Notwithstanding the approved landscape details and plans, details of landscaping in the areas to both sides of the access road and in the communal amenity area, to include species of appropriate size and which reference the historic orchard use of the site, shall be submitted to and approved in writing prior to the first occupation of the development. The approved landscaping shall be implemented by the end of the full planting season immediately following the completion and/or first occupation of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained and retained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.  
(Sections 12 & 15, NPPF 2018)

#### \* Additional Consultation/Publicity Responses

#### Additional Comments

Condition 17 is a pre commencement of development condition and therefore should be in bold text.

#### Additional/Amended Conditions/Reasons

**No construction of the development hereby approved shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:**

- **Procedures for maintaining good public relations including complaint management, public consultation and liaison.**
- **Arrangements for liaison with the Council's Pollution Team**
- **All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:  
08 00 Hours and 18 00 Hours on Mondays to Fridays and  
08 00 and 13 00 Hours on Saturdays and;  
at no time on Sundays and Bank Holidays.**
- **Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.**
- **Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.**
- **Procedures for emergency deviation of the agreed working hours.**
- **Central Bedfordshire Council encourages all contractors to be 'Considerate Contractors' when working in the district by being aware of the needs of neighbours and the environment.**
- **Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.**
- **Measures for controlling the use of site lighting whether required for safe working or for security purposes.**

**Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.  
(Policy DM3, CSDMP, and Section 12, NPPF 2018)**

\* Additional Consultation/Publicity Responses

Additional Comments

Amendment to condition 24.

#### Additional/Amended Conditions/Reasons

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16124 (D) 097 Revision B, 16124 (D) 099 Revision L, 16124 (D) 520 Revision C, 16124 (D) 100, 16124 (D) 105, 16124 (D) 106, 16124 (D) 110, 16124 (D) 115, 16124 (D) 120, 16124 (D) 125, 16124 (D) 130, 16124 (D) 135, 16124 (D) 136, 16124 (D) 140, 16124 (D) 145,

16124 (D) 150, 16124 (D) 155, 16124 (D) 160, 16124 (D) 165, 16124 (D) 170A, 16124 (D) 175A, 16124 (D) 180, 16124 (D) 185, 16124 (D) 190, 16124 (D) 195 Revision A, 16124 (D) 200, 16124 (D) 205 Revision A, 16124 (D) 210 Revision A, 16124 (D) 215 Revision A, 16124 (D) 220 Revision A, 16124 (D) 225 Revision A, 16124 (D) 230 Revision A, 16124 (D) 235 Revision A, 16124 (D) 240, 16124 (D) 245 Revision A, 16124 (D) 250 Revision A, 16124 (D) 245 Revision A, 16124 (D) 255 Revision B, 16124 (D) 260 Revision A, 16124 (D) 265 Revision B, 16124 (D) 275, 16124 (D) 265 Revision B, 16124 (D) 270, 16124 (D) 275, 16124 (D) 280, 16124 (D) 285, 16124 (D) 530, 16124 (D) 500 Revision F, 16124 (D) 501 Revision F, 16124 (D) 502 Revision B, 16124 (D) 503 Revision D, 16124 (D) 504 Revision E, 16124 (D) 505, 16124 (D) 506, 16124 U8771WR - 102 Revision A, 16124 U8771WR - 103, 16124 U8771WR - 103(1), 16124 U8771WR - 100 Revision D, 16124 U8771WR - 102 Revision A, 16124 U8771WR - 103(2), 16124 U8771WR - 104(1), 16124 U8771WR - 104(2), 16124 U8771WR - 105 Revision B, 16124 U8771WR - 106 Revision B, 16124 U8771WR - 107 Revision B, 16124 U8771WR - 108 Revision C, 16124 U8771WR - 115 Revision A, 16124 U8771WR - 118(1) Revision A, 16124 U8771WR - 118(2), 16124 U8771WR - 118(3) Revision A, 16124 U8771WR - 119, 16124 U8771WR - 120, U8771WR - E01, WHK20175dis2, WHK20175aia\_amsD, WHK20175Man-c, WHK20175Spec-A, WHK20175-03 Revision D, WHK20175-12 Revision D, U8771WR - SK01 Revision A and U8771WR - SK02 Revision A.

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

\* Additional Consultation/Publicity Responses

Additional Comments

Informative 1 refers to the South Bedfordshire Local Plan Review (SBLPR). This is incorrect; it needs to refer to the Core Strategy and Development Management Policies - North.

Additional/Amended Conditions/Reasons

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 Core Strategy and Development Management Policies - North and the National Planning Policy Framework (NPPF).

\* Additional Consultation/Publicity Responses

Additional Comments

Informative 5 omits the related condition number; this is condition 2.

Additional/Amended Conditions/Reasons

The applicant is advised that in order to comply with Condition 2 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. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

E-mail [highwaysagreements@centralbedfordshire.gov.uk](mailto:highwaysagreements@centralbedfordshire.gov.uk)

#### \* Additional Consultation/Publicity Responses

Further to our objections to this proposed development, addressed to the Planning Officer at Central Bedfordshire Council, and in view of the forthcoming Development Management meeting on 15th August 2018, we wish to submit this further letter outlining our reasons for objecting.

1. The land to be developed is much higher than the ground level of the existing properties on Barton Road. Using the levels indicated on the developer's drawings, the proposed new houses will have ground floor levels of approximately 5 metres (as calculated at No. 11 Barton Road) above the ground floor level of the existing house. This added to the two storeys of the proposed houses results in the equivalent of constructing 4 storey houses approximately 8 metres from the rear of the existing garden.

In the Central Bedfordshire Design Guide, Section 5.00 Residential Development, Clause 5.02 headed "Achieving Privacy through Design" we note the following statement extracted from clause 5.02.01:

*"In order to ensure visual privacy back to back distances will be enforced. In conventional urban environments, a rule of thumb of 21 metres distance between the rear of one two storey property and the one facing it ... is the acceptable norm."*

and clause 5.02.03

*"Three storey dwellings and above heights would require an increase in distance if this basic standard was applied."*

A recognised rule of thumb used by many local authorities is that, on sloping ground, and increased distance will be required so that for every metre or part thereof increase in the height of the ground floor level of the new building above the ground floor level of the existing building then the distance between the old and new houses should be increased by two metres (in addition to the 21 metres acceptable norm prescribed in clause 5.02.01)

Applied to the subject case, where the floor levels of the proposed houses will be approximately 5 metres above the existing floor levels (at no. 11), this would result in a recommended separation of  $(21M + 5 \times 2M) = 31$  metres. Therefore, in respect of 11 Barton Road, where the rear of the existing house is 14.7 metres from the boundary, this would require the new houses to be at least 16.3 metres from the boundary. The proposed plan indicates the new houses to be no more than 8 metres from the boundary.

2. One of the Conditions or Reasons attached to the granting of outline planning permission (in Central Bedfordshire's document 'Details of Planning Application - CB/15/04081/OUT, item 9') states:

*"The applicant's attention is drawn to the changes in levels through the site and the raised level of the site at its northern extent is such that it is unlikely that 2 storey dwellings will be an acceptable scale of development throughout the site."*

The Northern end of the site includes the land behind No. 11 Barton Road (where there is a virtually unbroken 'run' of houses) and neighbouring properties because this is the

part of the site where the impact on existing properties is most acute (in terms of invasion of privacy).

The proposed development does not include a single bungalow, and therefore does not make any concession to the spirit of this condition.

The construction of bungalows where the impact upon the existing properties is most intrusive would appear to be a reasonable resolution to comply with item 9 in Central Bedfordshire's Conditions/Reasons re-iterated in italics above.

We hope that this explains our objections to the proposed plan and you will consider this when making your decision.

#### Additional Comments

The matters raised are considered in Sections 2 and 4 of the Considerations section of the committee report.

#### Additional/Amended Conditions/Reasons

#### \* Additional Consultation/Publicity Responses

Please excuse my sending you this link to 'before and after views' for this application.

As the planning Officer concerned is aware, the website was not available for the entirety of the consultation period and I was unable to access it prior to my departure on holiday to prepare these to submit during the consultation period. I did not return until after the consultation had closed.

I previously prepared similar mock up views for the outline planning application and hope that these will assist you prior to your consideration of the reserved matters application at your meeting on the 15th.

I am well aware of the difficulties of imagining the physical presence from 2 dimensional plans and elevations, particularly, as in this case, where the elevations are shown on a level site and do not relate them to adjacent buildings either new or existing.

The link will take you to a folder containing the views which, whilst approximations, are reasonable accurate based upon the information from the documents on your website.

The views are as accurate as possible, bearing in mind the fact that the trees which previously remained on the site prior to the last application have been felled, despite most or all of them still being recorded on the REVISED 28.6.18 U8771WR - SK01A - Preliminary Finish Floor Levels plan and the limitations of the software at my disposal.

Please note, the view from Recreation Rise shows the outline of plots 15/17 based upon the scale bar (0-10m) from the elevation plan.

The view from Parkside shows the same block and the adjacent block drawn to the 1-100 scale stated on the elevation plan and gives the relative height of the ridges in view.

<https://1drv.ms/f/s!AktwkXwx1GmHhYlrthUO-SyW12Bpxg>

I believe that these views serve to illustrate just how overpowering the proposed two storey buildings at the High Street end of the site will be on the street scene from the public areas of the village and the existing properties adjoining the site, which are almost without exception at a lower level than any of the properties on the site.

All the properties proposed are shown with roof pitches in the region of 45 Degrees. Almost all the adjoining properties have roofs pitched at or below 30 degrees. Typically a reduction to 27.5 Degrees would reduce the ridgeline of these new properties by around 1.5m. Restricting the property on the highest point (Plots 10 and 11) to a single storey and then the remainder to no higher than the ridgeline of that one, would mean that the development blended into the village setting, in keeping with the surroundings and rural nature of the community and had far less impact on the adjoining properties.

I thank you for your time and consideration of this matter and hope that you find the views of assistance in your deliberations.

#### Additional Comments

The matters raised are considered in Sections 2 and 4 of the Considerations section of the committee report.

#### Additional/Amended Conditions/Reasons

#### \* Additional Consultation/Publicity Responses

I list documents attached to the covering email that indicate grounds to make a case to challenge this application approval.

(1) Applicant's Case Documents links to the web page that illustrate the developer's position, with pertinent observations. Essential information on:

- residential privacy,
- the energy choices of rejecting solar and using air pumps with gas fired boilers and no gas in the village,
- the question of trees on site including that the applicant repeatedly show trees in existing homes as within his site boundary and
- the question of noise and light intrusion from the parking area for the Housing Association homes.

(2 a & b) From Central Bedfordshire Planning Portal there is a list of the guidance references with their page numbers from both Design in Central Bedfordshire and Placemaking. The document files are too large to send and a link only reaches the whole on-line pdf file.

- 2a Design in Central Bedfordshire: 22 references

[http://www.centralbedfordshire.gov.uk/Images/residential\\_tcm3-2099.pdf](http://www.centralbedfordshire.gov.uk/Images/residential_tcm3-2099.pdf)

- 2b Placemaking in Central Bedfordshire 15 references

[http://www.centralbedfordshire.gov.uk/Images/placemaking\\_tcm3-2095.pdf](http://www.centralbedfordshire.gov.uk/Images/placemaking_tcm3-2095.pdf)

(3) Supplementary information giving context of the village.

- supporting village information

The case is made here to amend the over-looking of the Barton Road neighbouring properties, particularly with shorter gardens – just as it was when designed overlooking the High Street homes given the consistent

references to respecting the existing neighbourhood and, even including the 'get-out' of "Infill and Backland Development", that there should not be any unacceptable loss of amenity to neighbours, (2a p 37) nor hemmed in. (2a p 38)

It is curious that new builds are recommended to not be overlooked without the same courtesy being extended here to existing homes. (2a p 12)

In addition, it is worrying that the developer has specified installing gas boilers when there is no gas supply here, rejects solar when it is already successful in the village and proposes air exchange without indicating its limitations.

The references to consideration of the existing neighbourhood are in black text with highlights in red. Energy queries are in blue, and to the trees in green.

Thank you for your consideration and time. My apologies for telling you what I am sure you are already familiar with – I felt I just had to put it together in my head and share! Anything else doesn't feel like we are trying everything to be heard.

#### Additional Comments

The matters raised are considered in Sections 2 and 4 of the Considerations section of the committee report.

#### Additional/Amended Conditions/Reasons

### ***Item 8 – CB/18/01001/FULL – 10 Copper Beech Way, Leighton Buzzard LU7 3BD***

#### **Additional Consultation Responses**

- Objection from Highways with regard to under provision of car parking.

#### **Additional Comments**

Members are requested to consider deferral of this application in order for the Agent to address the late Highway objection and in order for several matters in the Officer's Committee Report to be corrected, amended and updated.

***Item 9 – CB/18/01764/FULL – 36 Northcroft, Sandy, SG19 1JJ***

**Additional Consultation/Publicity Responses** *NONE*

**Additional Comments** *NONE*

**Additional/Amended Conditions/Reasons** *NONE*

***Item 10 – CB/18/02303/FULL – Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade SG18 9BP***

**Additional Consultation/Publicity Responses**

- No further responses

**Additional Comments**

- No additional comments

**Additional/Amended Conditions/Reasons**

- No changes