

Item No. 6

APPLICATION NUMBER	CB/18/02298/OUT
LOCATION	Land west of Hitchin Road Shefford
PROPOSAL	Outline Application for up to 150 New Homes and provision of a new lower school site following demolition of existing site buildings (including No19 Queen Elizabeth Close) (all matters reserved except access)
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Liddiard & Brown
CASE OFFICER	Martin Plummer
DATE REGISTERED	13 June 2018
EXPIRY DATE	12 September 2018
APPLICANT	Warden Developments Limited
AGENT	Phillips Planning Services Limited
REASON FOR COMMITTEE TO DETERMINE	Departure to Development Plan

RECOMMENDED DECISION **Outline Application - Approval**

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

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

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

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

This condition is pre-commencement as the reserved matters are required to be considered and determined prior to commencement of any development.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 03 A, 18-04, 18-07.

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

- 4 The number of dwellings approved on the site shall be restricted to 150 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 **No demolition or development shall take place until a written scheme of heritage asset resource management (SHARM); that includes provision for archaeological investigation, post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.**

Reason:

To ensure adequate provision and recording of heritage assets of archaeological significance in accordance with section 16 of the National Planning Policy Framework.

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

- 6 **No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:**
- (A) Loading and unloading of plant and materials used in the development**
 - (B) Storage of plant and materials used in the development**
 - (C) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.**
 - (D) Wheel washing facilities**
 - (E) Footpath/footway/cycleway or road closures needed during the development period**
 - (F) Traffic management needed during the development period.**
 - (G) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.**

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason

In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

This condition is pre-commencement as it requires consideration of the impact on the highway network and highway safety prior to any development taking place.

- 7 No building shall be occupied until the junction of the proposed vehicular access (roundabout) drg no.353607 03 Rev A with the highway has been constructed in accordance with the approved details.
Reason
In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.
- 8 No dwelling or school shall be occupied until a zebra crossing in the immediate vicinity of the roundabout northern arm has been provided in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway to the crossing.
Reason
In the interests of road safety and pedestrian movement.
- 9 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (June 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 para 103 of the NPPF.
- This condition is pre-commencement as it requires consideration and assessment of below ground works prior to any building work commencing on site.
- 10 **Prior to commencement of any development a Phase 2 investigation report for the entirety of the application site and a Remediation Method Statement should the Phase 2 report discover the need for remediation shall be submitted to and approved in writing by the Local Planning Authority. The development will thereafter be carried out in accordance with the approved details.**
Reason
To ensure that any contamination associated with the site is adequately dealt with and mitigated in the interest of human health and the environment.

This condition is pre-commencement as it requires consideration of an assessment prior to any disturbance to the land prior to building works commencing on site.

- 11 Prior to occupation of the development, a Validation Report shall be submitted to and approved in writing by the Local Planning Authority. A Validation Report by means of which the effectiveness of the remediation implemented by any Remediation Method Statement shall be demonstrated to the Local Planning Authority (to incorporate photographs, waste transfer notes and depth measurements). Any unexpected contamination discovered during works should be brought to the attention of the Planning Authority.

Reason

To protect human health and the environment

- 12 Within the submission of any reserved matters planning application, a scheme for protecting the proposed dwellings from noise and providing adequate ventilation shall be submitted and approved in writing by the local planning authority. The submitted scheme shall be based upon a noise assessment of the existing noise generating uses adjacent to the site including the football pitches and buildings associated with Shefford Football Club to the south of the application site. None of the dwellings hereby approved shall be occupied until such a scheme has been implemented in accordance with the approved details. The development shall be implemented and retained in accordance with those details thereafter.

Reason

To protect human health and residential amenity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 13 Within the submission of any reserved matters planning application, the layout of the development shall be designed to provide the following:-

- Vehicular, pedestrian and cycle access within the application site and Harrow Way;
- Pedestrian and cycle access within the application site and the land to the north known as the Shefford Town Memorial Association Land;
- Pedestrian and cycle access within the application site and the wooded area (which is located between the application site and the area of land allocated for development in the emerging Local Plan) to the south east of the application site.

Reason

To ensure that adequate accesses are brought forward and delivered at reserved matters stage in the interests of encouraging sustainable modes of transport.

- 14 No access (vehicular, pedestrian, cycle or other) shall be created between the application site and Queen Elizabeth Close.

Reason

The provision of such an access as shown on the indicative plans submitted with the planning application is not necessary to make the development acceptable in planning terms.

- 15 Within the submission of any reserved matters planning application, details of areas for play in the forms of LEAPS and LAPS including the equipment, furniture, surfacing and boundary treatment to be installed, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented prior to occupation of the 50th dwelling being first occupied and retained thereafter.

Reason: To ensure the provision of adequate play and children's recreation facilities.

(Section 8, NPPF)

- 16 Prior to first use of the primary school an updated full residential travel plan has been submitted to and approved in writing by the Council, such a travel plan to include details of:

- Predicted travel to and from the site and targets to reduce car use
- Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks
- Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport
- Timetable for implementation of measures designed to promote travel choice
- Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the planning authority
- Details of provision of cycle parking in accordance with Council guidelines
- Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs. Welcome packs to include;
- Walking, cycling, public transport and rights of way information. Site specific travel and transport information
- Travel vouchers
- Details of relevant pedestrian, cycle and public transport routes to/ from and within the site
- Copies of relevant bus and rail timetables
- Details of the appointment of a travel plan co-ordinator

No part of the development shall be occupied prior to implementation of those parts identified the Travel Plan as capable of being implemented prior to occupation. Those parts of the approved

Travel Plan that are identified as being capable of implementation after occupation shall be implemented in accordance with an agreed timetable and shall continue to be implemented as

long as any part of the development is occupied.

Reason

To promote sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network.

- 17 Prior to commencement of any above ground building works, details of electrical wiring to accommodate facilities for charging plug-in and other ultra low emission vehicles for dwellings 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 the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people in accordance with section 4 of the National Planning Policy Framework.

- 18 Within the submission of any reserved matters planning application for residential development at the site, details of a ball strike risk assessment together with any necessary mitigation measures including and necessary management and maintenance shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To provide protection for future occupants of the development and their property from potential ball strike from the new playing field or sports facility.

- 19 **Prior to commencement of development, a scheme setting out continued use and operation of the existing playing fields for sports provision, as shown on drawing 18-04 shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall ensure that the sports facilities remain at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality to the existing sports facilities and shall include a timetable for implementation. The approved scheme shall be implemented and complied with in full throughout the implementation of the development.**

Reason

To protect playing fields and sports facilities from damage, loss or availability of use during implementation of the development.

This condition is pre-commencement because the information is required to ensure that existing playing pitches and sports provision will not be materially impacted by the development.

- 20 Within the submission of any reserved matters planning application relating to the site, section drawings between the site and existing built development adjacent to the boundaries will be submitted to and approved in writing by the Local Planning Authority. The development will thereafter be carried out in accordance with the approved details.

Reason

To ensure adequate information is provided at reserved matters stage in the interests of ensuring appropriate relationships with neighbouring buildings and living conditions.

- 21 **No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation and enhancement has**

been submitted to and approved in writing by the local planning authority. The EDS shall include the following

- a) Review of the site potential and constraint, to be informed by up to date survey information including a reptile survey
- 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 monitoring and remedial measures

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason

To ensure adequate provision for ecology in terms of securing net gains.

The condition is pre-commencement as additional survey work is required to be undertaken in relation to reptiles.