

Item No. 5

APPLICATION NUMBER	CB/18/02232/FULL
LOCATION PROPOSAL	Land To The South Of, Arlesey Road, Stotfold Erection of 161 dwellings with 35% Affordable Housing, including an access road, landscaping and all associated ancillary works on land to the south of Arlesey Road.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Martin Plummer
DATE REGISTERED	12 June 2018
EXPIRY DATE	11 September 2018
APPLICANT	Linden Limited & All Land Investments (Stotfold) Limited
AGENT	Woods Hardwick
REASON FOR COMMITTEE TO DETERMINE	Departure to Development Plan. Cllr John Saunders has an interest in the application site.
RECOMMENDED DECISION	Recommended for Approval

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

17844/1007, 17844/1014A, 17844/1016A, 17844/1017A, 17844/1018A, 17844/1019A, 17844/1020A, 24582, 17844/1022A, 17844/1024 HA12, 17844/100A, 17844/101A, 17844-102 A, 17844/103A, 17844/104A, 17844/105A, 17844/106A, 17844/107A, 17844/108A, 17844-109A, 17844/110A, 17844/111A, 17844/112A, 17844/113A, 17844/114A, 17844/115A, 17844/116A, 17844/117A, 17844/118A, 17844/119A, 17844/120A, 17844/121A, 17844/136A, 17844/137A, 17844/138, 17844/139, 17844/140, 17844/141, 17844/122A, 17844/123A, 17844/126A, 17844/127A, 17844/128A, 17844/129A, 17844/130A, 17844/131A, 17844/132A, 17844/133, 17844/135A, 17-128.01 RevB, 17-128.02 Rev B, 17-128.03 Rev B, 17-128.04 Rev A, 17848-ARLE-500.

5210-EcoAp.vf4/Ah/RRA Ecological Impact Assessment; JBA17-128-Doc A Landscape & Visual Impact Assessment (Rev C); JBA17/128/AR02 Arboricultural Impact Assessment (Rev A); Site Investigation, Including Infiltration Testing; DBA (PR23913) Heritage Assessment – Desk Based Assessment; Heritage Assessment – Geophysical Survey; Trial Trenching

Evaluation Report (PR/23913); RP01-17761 Noise Assessment; 17848/FRA Flood Risk Assessment and Drainage Strategy; 17848/TA Transport Assessment; 17848/GTPA Green Travel Plan (Rev A); 17848/UA Foul Sewerage and Utilities Assessment.

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

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

- 4 **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.**
 - (H) The timetable for any wearing course of any road or access within 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.

- 5 The development hereby permitted shall not be occupied or brought into use until the details of energy efficient external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area. (Section 12, NPPF)

- 6 No above ground building work shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas. (Section 12, NPPF)

- 7 No above ground building work shall commence until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality. (Section 12, NPPF)

- 8 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme [before the use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Section 12, NPPF)

- 9 All landscaping will be carried out in accordance with the approved landscape proposals unless otherwise agreed in writing by the Local Planning Authority. Prior to occupation of any dwelling a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use 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 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)

- 10 Details of the layout and design of the play area shown on the approved drawing, 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)

- 11 **No development shall take place (including any demolition, ground works, site clearance) until a biodiversity method statement for the development covering species rescue and translocation, hedgerow planting/establishment and on plot ecological enhancements as detailed in part 6 of the September 2018 Ecological Appraisal has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**
- f) initial aftercare and long-term maintenance (where relevant);**
- g) disposal of any wastes arising from works.**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure adequate provision of ecology and biodiversity retention and enhancement in accordance with the National Planning Policy Framework.

- 12 No dwelling shall be occupied until a TOUCAN crossing on Arlesey Road has been provided, in accordance with details of a scheme based on drawing number 17848-ARLE-500, 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.

- 13 Visibility splay shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay line shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access along the line of the channel of the public highway to the northern side

of the access on Arlesey Road. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 14 The measures included within the Travel Plan dated July 2018 (Revision A) shall be implemented in accordance with the stated timetable followed by a review annually for a period of five years. No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan.

Reason: To reduce reliance on the private car by promoting sustainable modes of transport including walking, cycling and public transport.

- 15 Notwithstanding the provisions of Class A and B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, no additional windows or other openings roof be shall be provided to the side elevation of plot 19 or the rear elevation of plots 22 or 23 and no roof extension or enlargement shall be erected to plot 23.

Reason: To ensure no harmful overlooking or loss of privacy to number 22 or 39 The Gardens.

- 16 The first floor rear bathroom window serving plot 23 (as shown on approved drawing 17844/140) shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To ensure no harmful overlooking or loss of privacy to number 39 The Gardens.

- 17 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.

- 18 Prior to commencement of any above ground building works, details of electrical wiring to accomodate facilities for charging plug-in and other ultra low emission vehicles for dwellings and flats 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.

- 19 **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.

- 20 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.