

Item No. 7

APPLICATION NUMBER	CB/18/02484/FULL
LOCATION	Land off Greenfield Road, Flitton, Bedford, MK45 5DR
PROPOSAL	Residential development of 24 dwellings with associated open space, landscaping and access off Greenfield Road
PARISH	Flitton/Greenfield
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Judy Martin
DATE REGISTERED	27 June 2018
EXPIRY DATE	26 September 2018
APPLICANT	GPS Estates Ltd
AGENT	Woods Hardwick Planning
REASON FOR COMMITTEE TO DETERMINE	Call-in by Ward Member and it is a major application and the Parish Council have raised an objection.
RECOMMENDED DECISION	Recommend Approval

Summary of recommendation:

The application site has extant outline planning permission for 24 dwellings which expires November 2019. The current application is largely compliant with the indicative layout considered for the outline consent although there is an additional access (which serves 3 properties).

A different residential scheme for 13 dwellings on the front part of the site also has outline permission which expires February 2020. This application included four access points along the site frontage

The proposal site is located close to but outside the defined settlement boundary. In the light of the planning history on the site it is considered that the proposed development would not have a significant and demonstrable harmful impact on the character of the area. The proposal incorporates affordable housing in what is considered to represent a sustainable location in planning terms. The layout and design of the development will create a high-quality environment and not result in material harm to the living conditions of neighbouring properties. Other planning matters including flood risk, contamination, trees & landscapes, ecology and highways are either neutral or able to be mitigated appropriately through planning conditions.

Site Location:

The site lies at the southern end of the village of Flitton on the western side of Greenfield Road. The site comprises a roughly rectangular parcel of agricultural land. Bisecting the site is an existing foul water pipe which requires a 3m easement zone. Similarly, the existing ditch that also bisects the site requires a 5m maintenance strip from the top of the bank. It is bound on three sides by mature hedgerow and trees and

there is an existing agricultural track access directly from Greenfield Road. There are existing residential properties opposite the site in a linear form of development. To the south of the site is an employment use - Oakley Brothers Bacon and curing and wholesale unit, to the north are several disused farm buildings and to the west is open countryside.

The Application:

Full planning permission is sought for the erection of 24 dwellings with access onto Greenfield Road.

The development incorporates the provision of 16 open market dwellings – 5no 5 bed; 8no 4 bed and 3no 4 bed bungalows.

8 dwellings are proposed to be affordable incorporating 4no 3 bed; 2no 2 bed; 1no 2 bed maisonette and 1no 1 bed maisonette.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS2 Developer Contributions

CS3 Healthy and Sustainable Communities

CS4 Linking Communities - Accessibility and Transport

CS5 Providing Homes

CS6 Delivery and Timing of Housing Provision

CS7 Affordable Housing

CS13 Climate Change

CS14 High Quality Development

CS16 Landscape and Woodland

CS17 Green Infrastructure

CS18 Biodiversity and Geological Conservation

DM1 Renewable Energy

DM2 Sustainable Construction of New Buildings

DM3 High Quality Development

DM4 Development Within and Beyond Settlement Envelopes

DM10 Housing Mix

DM14 Landscape and Woodland

DM15 Biodiversity

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application: SP1, 7, HQ1, 2, 4, 11, EE1, 2, 3, 4, 5, 13, T1, 2, 3, 4, 5, 6, HA1, H1, 4.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	CB/16/02069/OUT
Location	Land Off Greenfield Road, Flitton
Proposal	Outline: Development of up to 13 residential units
Decision	Outline Application - Granted
Decision Date	02/02/2017

Case Reference	CB/15/03958/OUT
Location	Land off Greenfield Road, Flitton, Beds
Proposal	Residential development of up to 24 dwellings plus associated open space and landscaping
Decision	<p>Outline Application – Refused for the following reasons:</p> <p><i>The site is outside of the Flitton Settlement Envelope and is within the open countryside. The development would cause significant and demonstrable harm to the character and appearance of the area by extending built development in to the countryside. The scale and form of the development would not respect the linear nature of Flitton Village and would be overdevelopment of the site. The development would conflict with the objectives of the National Planning Policy Framework (2012) and Policies DM3 (High Quality Development) and DM4 (Development Within and Outside of Settlement Envelopes) of the Central Bedfordshire Core Strategy and Development Management Policies (2009), Design in Central Bedfordshire (a guide for development).</i></p> <p><i>In the absence of a completed legal agreement securing financial contributions and the provision of affordable housing, the development would have an unmitigated and unacceptable impact on existing local infrastructure and would fail to make an acceptable contribution towards local affordable housing stock. The development would be contrary to the objectives of the National Planning Policy Framework (2012), Policies CS2 (Developer Contributions) and CS7 (Affordable Housing) of the Central Bedfordshire Core Strategy and Development Management Policies (2009)</i></p> <p><i>Insufficient information has been submitted in relation to the surface water drainage scheme and the future access and maintenance requirements of the watercourse/ ditch within and bounding the site to ensure that they are appropriately managed, contrary to Policy CS13 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) and the NPPF.</i></p> <p><i>Insufficient information to assess the impact of odour, noise and smoke from an adjacent business (Oakley Brothers Smokehouse) on future</i></p>

	<i>occupiers, contrary to Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) and the NPPF.</i>
Decision Date	14/01/2016
Appeal Decision Date	14/11/2016
Appeal Decision	Allowed with Conditions

Case Reference	CB/15/02680/PAPC
Location	Land North of Greenfield Road Flitton
Proposal	Pre-Application Charging Advice, Residential Development for 27 units, including public open space & associated highways & drainage work.
Decision	Pre-App Charging Fee Advice Released
Decision Date	10/09/2015

Consultees:

Parish

The revised application was considered by our Planning Sub Committee this week. It was agreed to object to this revised application which was still showing two access points and the previous objection had been based on it being reduced to just one. Cllrs were still very much opposed to the two access points for all the previous reasons submitted on the earlier application. They wanted to see only one access and the three dwellings serviced by the second access to be a spur off the main access point. It is felt this will be safer for pedestrians on the footpath and easier in terms of vehicular access to this much smaller road and especially refuse collection. They also wonder if Highways could do a survey to ensure that the different levels between the field and the highway will not mean that vehicles will have to edge up to and over the footpath to see clearly enough to pull out. In addition, there was concern about how refuse vehicles may access the secondary entrance and an objection to any wheelie bins being placed adjacent to the main road on the footpath.

Members were pleased that the hedge was shown to be retained, although wondered whether the ditch would still need to be culverted to build up bridges to take vehicular weight. Members still felt that there should be a S106 payment towards local leisure and playing field provision, especially as the original (Appeal decision) outline plans were not being adhered to.

Highways
(Development
Management)

No objection subject to the specified conditions (to be reported on the late sheet)

Waste Services

An advisory letter which can be found on the Council's Website

Ecology

No objection

Housing
Development
Officer

Supports the application

Sustainable
Growth/Climate
Change North

An advisory note which can be found on the Council's Website

Adult Social Care (MANOP)	The revised proposal meets the policy requirement and we are therefore supportive of the application from this perspective. Notwithstanding the submitted plans, these dwellings should be of a design and layout that makes them suitable for older people in accordance with the standards set out in the appendix to this response (available on the website).
SuDS Management Team	No objection subject to the specified conditions
Anglian Water Services LTD	An advisory letter/note which can be found on the Council's Website
Pollution Team	No objection subject to the specified conditions
Community Safety Officer	No comments received
Fire Safety	An advisory letter/note which can be found on the Council's Website
Landscape Officer	No objection subject to the removal of the 1.8m high close board timber fencing along the north-eastern side boundary. The planting plan is acceptable to the Tree & Landscape Officer
Environment Agency	No objection
Internal Drainage Board (IDB)	The site is outside of the Board's district
Tree & Landscape Officer	No objection

Other Representations:

Neighbours: 11 letters of objection were received to the scheme as submitted. The applicant wished to revise the scheme and a further period of consultation was undertaken. 2 objections were subsequently received.

Current objections:

- The reduction from 3 to 2 entrances is still one too many from a safety point of view;
- The developer is trying to wriggle out of paying s106 money to the village;
- There are no amenities or community infrastructure to support this development;
- It would disrupt wildlife and destroy the established nature reserve;
- Increase in traffic etc causing more congestion / noise / emissions / pollution and danger to pedestrians, particularly school children.

Some of the original concerns raised have now been resolved but the initial comments received area as following:

s106

If the development is subject to a s106 agreement it should include some benefit to the community;

Re: affordable - 8 affordable homes on a site of 24 is 33.3%. Should this not be 9 affordable homes (35%);

Highway safety

The parking doesn't seem adequate

Pedestrian safety - this is the main walking route from Flitton to the village hall and to the school etc.

The 3 access are unnecessary (comments received to the original scheme)

There is no footpath on the other side of the road

Habitat

Inadequate remedial measures

Trees & landscape

Disappointing landscaping plans

There are no specific proposed details

There is no justification for removing the front hedgerows

Some of the hedgerow appears to be within highway land

Design /Housing mix

It doesn't seem to accord with the council's guidance - smaller units are more in demand

Not in-keeping with the area

General comments

There are flooding issues on the site

Not a particularly sustainable location

The infrastructure cannot cope

A number of conditions will be required to ensure the delivery of the site is to the level which protects neighbours and the community from any safety or loss of amenity

Drainage issues

Determining Issues:

The main considerations of the application are;

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

Considerations

1. Principle

The site has extant outline planning permission. Planning application CB/15/03958/OUT was allowed by the Planning Inspectorate and 16/02069/OUT was approved at Development Management committee on 01 February 2017.

Is it therefore considered that the principle of residential development on the site is acceptable.

In addition, the site was put forward for allocation (NLP164) in the current local plan. The site was acceptable in regard to 'Flood Risk', 'Designations', 'Relationship to Settlement', 'Critical Infrastructure' and 'Availability'. The site was not continued to the next stage as the site has already gained outline permission for up to 24 dwellings.

2. Sustainable location for development

Flitton is a 'small village' with a modest degree of facilities (public house; village hall; village school and bus services to Flitwick etc). The site is adjacent to but outside of the Settlement Envelope. There are dwellings of mixed sizes and styles on the other side of the road so the site is not isolated.

Outline planning permission has been previously granted for the site.

Positive weight can also be given to the provision of housing including a policy compliant level of affordable housing given the evidence base which supports the emerging Local Plan in respect of the need for housing.

3. Character and appearance

The application site is located close to but outside of the defined settlement boundary, at the southern end of the village. The existing trees and hedgerows surrounding the site will be retained, other than those required to be removed to accommodate the access. Additional planting is proposed together with an area of open space located at the rear of the site, which will include attenuation ponds which form part of the drainage strategy for the site. It is intended that this area of open space will support the creation of new habitat.

Policy CS1 of the Core Strategy identifies Flitton as a small village '*where development will be limited in overall scale*' and states that the Site Allocations DPD '*will make small scale allocations for new homes that reflect the size and character of the community*'. Policies CS14 and DM3 require new development to be of a high-quality design that reflects local context, is appropriate in scale and design to its setting. These policies are broadly consistent with the National Planning Policy Framework in so far as they relate to the settlement hierarchy and seek high quality design.

The open space to the rear of the site, together with the retained hedgerow, would provide a landscaped buffer between the proposed dwellings and the open countryside beyond. In the previous Appeal the Inspector did not consider that the development in this location would result in the coalescence of Flitton and Greenfield.

In conclusion, it is considered that the proposal would deliver the high quality design sought by development plan policies, and would be appropriate in scale and design to its setting. The proposal is considered to comply with policies CS14 and DM3 and would not result in harm to the character and appearance of the area.

4. Neighbouring Amenity

Given the location of the site there are no immediate residential properties that would be directly affected by the proposal (by reason of overbearing impact, loss of light and privacy).

With regards to the impact upon the residential amenity of neighbouring plots within this application it is considered that the proposed privacy distances and the scale of the proposed houses would not result in unacceptable overlooking or loss of privacy to future occupiers of the development. The rear gardens accord with the provisions of the Council's design guidance.

The proposal would conform with policies CS14 & DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

5. Highway Considerations

The application has the benefit of outline planning permission for up to 24 dwellings.

The original plans (as submitted) required the removal of the boundary ditch and hedge to accommodate a 2.0m footway along the length of the development. The Highways Officer raised a number of concerns over the original plans (as submitted). Following discussions with the Highways Officer a revised scheme was submitted.

Whilst the concerns raised through the consultation process are noted no objection is raised by Highways Development Management (subject to the specified conditions) and it is considered that the existing road network would be able to sustain (in a safe manor) the additional traffic.

6. Other Considerations

6.1 Flood Risk

Council Officers consider that planning permission could be granted with the final design and maintenance arrangements for the surface water system controlled through the specified conditions.

6.2 Ecology

The scheme is similar to that of the approved CB/15/3958 and the same ecological documents have been supplied. Whilst these are 3 years old now the use of the site hasn't appeared to have changed so they are still relevant as are the specified advisory notes.

- The reptile survey notes that there are reptiles on site and proposes a scheme of vegetation clearance prior to commencement of works to deter reptiles from construction areas. Any vegetation clearance should follow the guidelines in 5.4 of the reptile survey and should be limited to between the months of April and Sept inclusive.

- There are opportunities to retain and create areas of suitable habitat for Common Lizard in association with areas of public open space on the north/west site boundary - where the lizard was located, an element of rough and meadow grassland here would be beneficial.
- The use of locally native species for the boundary features is welcomed and a landscaping scheme for the remainder of the site utilising nectar / berry rich species to benefit wildlife would be expected.

No objection is raised by the Ecology Officer. Previous concerns over the loss of a hedgerow and open ditch have been overcome through the revised scheme.

6.3 Pollution Team

Public Protection raised concerns regarding noise smoke and odour from the adjacent meat smoking facility on the previous submission ref: CB/15/03958/OUT. This application was refused on a number of grounds which included those raised by the Pollution Team. However, an appeal was made and allowed and planning permission was granted for 24 residential units as per this application. No conditions were placed on the permission in relation to noise, smoke or odour as the Inspector considered there not to be any significant chance of amenity being affected. Whilst the Pollution Team maintains their concerns about these matters they make no objections due to the decision in the appeal but request that appropriate conditions be attached to any grant of permission.

6.4 Landscape and Trees & Landscape

Following concerns raised by the Council's Officers a revised scheme was submitted which incorporates the retention of the existing hedgerow to Greenfield Road. There are no objections to the revised scheme subject to the recommended conditions/advisory notes.

6.5 S106 and contributions

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

Comments to the application were received from the following 'Spending Officers' (Education and Leisure).

No comments were received from the following 'Spending Officers' (Early years; Community halls; Libraries; Sustainable Transport Walking & Cycling; Transport).

6.6 Affordable Housing

Strategic Housing support this application as it provides for 8 affordable homes which reflects the affordable housing policy requirement of 35% and complies with permission CB/15/03958/OUT. The supporting documentation indicates the

application fully complies in terms of tenure of the affordable units with the provision of 73% affordable rent (6 affordable rented units) and 27% shared ownership (2 shared ownership units). The scheme will be delivering the following affordable housing;

Unit Type	Affordable Rent	Shared Ownership
2 Bed House	2	2
3 Bed House	4	0
Total	6	2

The Strategic Housing Market Assessment (2017) has identified the main affordable unit types of need as being 2 bed houses and 3 bed houses. The affordable units provided through this scheme will be delivering affordable housing in line with the identified requirements of the SHMA, whilst providing affordable rented accommodation for those in greatest housing need and low cost home ownership opportunity through the provision of shared ownership for those unable to buy on the open market.

The site layout plan indicates the affordable units are not dispersed throughout the site and integrated with the market housing to promote community cohesion and tenure blindness. Whilst the affordable units are not dispersed throughout the site, the cluster of 8 affordable dwellings is within the remit of being acceptable. We expect the units to meet all nationally described space standards. We expect the affordable housing to be let in accordance with the Council's allocation scheme and enforced through an agreed nominations agreement with the Council. Strategic Housing are supportive of the application.

6.7 The applicant has agreed to make the following contribution: -

- **£7,850** towards the Parish Council's project for the provision of new changing room facilities, including upgraded parking, access and security enhancements at the recreation ground.

The above contribution is considered to meet the tests as set out in the CIL regulations and will help offset the impact of the development on existing infrastructure.

6.8 An application of this nature would normally be required to provide financial contributions towards Education; however, contributions are not being sought in this particular case. This is due to the exceptional circumstance of having an existing permission in place which does not include any education contributions.

The site has planning permission in place, under a separate application, ref CB/15/03958/Out. No S106 contributions were sought for education as part of the original application and permission for that site was granted at appeal. In addition, outline consent was granted for 13 dwellings under application CB/16/02069/Out with no S106 contributions for education sought from this application.

Any further planning applications within the Flitton area will be subject to the standard assessment of the need for education contributions on a case-by-case

basis. The removal of the request for contributions by the Education Officer from this site does not set a precedent for other sites in the local area.

6.9 Human Rights and Equality Act issues:

Based on information submitted there are no known issues raised in the context of Human Rights / The Equalities Act 2010 and as such there would be no relevant implications.

7. Sustainable Development

7.1 Economic and social objectives

There would be social and economic benefits associated with the provision of Dwellings, including support for the vitality of rural communities as envisaged in Paragraph 78 of the Framework.

In terms of the economic dimension, the development will have benefit in the short term associated with the construction phase of implementing the development.

The social dimension of sustainable development relates mainly to the provision of housing – the provision of housing will have very significant impact in helping maintain housing supply and such a matter would also weigh in favour of the proposal.

7.2 This report has accepted that Greenfield is a small village but that the Inspector in the previous Appeal considered that the village can accommodate the growth resulting from this scheme.

7.3 The development will provide modest contributions towards Leisure (outdoor sport).

7.4 It is noted that an application of this nature would normally be required to provide financial contributions for Education. However, due to the exceptional circumstance of having an existing permission in place which does not include any education contributions they are not being sought in this particular case. The removal of the request for contributions from this site does not set a precedent for other sites in the local area.

7.4 Environmental objective

The site does provide environmental benefits through the areas of green attenuation space which will assist in habitat retention and creation as well as providing green open space and pleasant surroundings for future occupiers. Existing trees and hedgerows on the edges of the site are mostly retained and where possible enhanced. Additional planting to create dense landscape boundaries will form part of the development proposals, particularly where the site adjoins the open countryside. Matters relating to flood risk, climate change, tree impact, ecology are either neutral or able to be controlled positively through planning conditions.

7.5 There is likely to be some landscape and visual impact associated with the development in terms of the siting of the development and relationship with viewing

points. However, the plans submitted demonstrate that retention and provision of new green infrastructure and buffer planting will mitigate any such impact.

8. Conclusion

The NPPF is a material consideration in the determination of planning applications and this sets out that there is a presumption in favour of sustainable development and there is a need to boost the supply of housing. The site has previously been identified as a sustainable location for development. For the reasons outlined above the development is considered to be sustainable and no significant harm to material considerations is identified.

Recommendation:

That Planning Permission be **APPROVED** subject to the signing of a S106 agreement and the planning conditions outlined below:

RECOMMENDED CONDITIONS / REASONS

- 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 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (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.**

The applicant should address the concerns outlined in 'Notes 2-8' when submitting details to discharge the condition.

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.

- 3 Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment.

- 4 The development shall be carried out in accordance with the Construction Method Statement (ref. GPSLH/GFF) and shall be adhered to throughout the construction period for the development.

Reason: For the avoidance of doubt

- 5 All works to or affecting trees and hedgerows on or adjoining the site shall be carried out in accordance with the Landscape Proposals Drawing RevB (dated 5/11/18) and any measures thereby included shall be fully implemented until the development is completed.

Reason: To safeguard the existing trees and hedgerows on the site in the interests of visual amenity.

- 6 Notwithstanding the details submitted as part of the application, details of the proposed boundary treatment including the position, design and materials shall be submitted and approved in writing by the local planning authority. The boundary treatment shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity

- 7 Notwithstanding the provisions of Part 1, Class B or C of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no roof extensions to House Type H (bungalow) hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the buildings in the interests of the amenities of the area and the housing mix across the development.
(Section 13, NPPF)

- 8 To ensure that the site delivers net gains for biodiversity an ecological enhancement scheme / strategy should be submitted (prior to construction works above ground) to the Local Planning Authority for written approval. The scheme should be based on the recommendations at section 15 of the Arbtech Preliminary Ecological Appraisal, submitted with the application. The development shall be implemented and maintained in accordance with the approved scheme and a programme of implementation.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 9 The proposal shall be implemented in accordance with the principles set out in paragraph 5.4 of the Flitton Ecology Reptile Survey Report dated October 2015.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 10 No building shall be occupied until the junctions between the proposed estate roads and the highway have been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.

- 11 Visibility splays shall be provided at all private means of access from individual properties within the site onto the estate roads. This vision splay shall be provided on each side of the access drive and shall be 2.8m measured along the back edge of the new highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the dwelling occupier's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the new estate road and the new individual accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

- 12 Before an access onto estate road is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

- 13 Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety.

- 14 Visibility splays shall be provided at all private means of access from individual properties within the site onto the estate road. The minimum dimensions to provide the required splay lines shall be 2.0m measured along the centre line of the private means of access from its junction with the channel to the through road and 25m measured from the centre line of the access along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety.

- 15 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 16 The maximum gradient of all vehicular accesses onto the estate roads shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

- 17 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 18 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 19 The driveway length in front of the garages shall be at least 6.0m as measured from the garage doors to the highway boundary.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

- 20 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 21 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a

condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered as following:

Site Plans

18110/1001B (planning layout); 18110/1002B; 118110/1003B; 8110/1004B; 18110/1005B; 18110/1006A; 0162-7-850; 18138/flit/5/101A (roadworks, drainage & proposed finished floor levels (part of FRA Document)

Landscaping

3500.Flitton.WH.LSP.revB (Landscape Proposals dated 5/11/18);
3500.Flitton.WH.LS.B (Landscape Specification & Maintenance);
3500.Flitton.WH.TPP.revA (Tree protection plan); AI plan
3500.Flitton.WH.AIP revA; AIA & Method Statement 3500.Flitton. WH.AIA RevA

Site Documents

Construction Method Statement (GPSLH/GFF)

Market Housing & Affordable Housing

18110/100; 18110/101; 18110/102; 18110/103; 18110/104; 18110/105;
18110/106A; 18110/107A; 18110/110A; 18110/111A; 18110/112A;
18110/113A; 18110/114; 18110/115; 18110/116A; 18110/117

Ancillary Building (Garages)

18110/118; 18110/119

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. The FRA states - 3.15 From the EA's Surface Water Flood Map for the site shown in Appendix F, the south-western section of the site for the most part is shown to be at a very low risk of surface water flooding. The northern eastern section of the site is largely shown to be at a low risk of surface water flooding. As would be expected, the route through which the surface water ditch takes through the site is noted as being at a high risk of surface water flooding, albeit only with the extents of the ditch. The land situated

immediately adjacent to the ditch is shown to be at a low risk of surface water flooding.

3. The catchment of this site accepts surface water from across the road in two positions, this should be taken in to account as a primary flow path. Work on the watercourses to accomplish capacity requirements will require consent from the IDB.

We do not support culverting, this only produces a pinch point that could be blocked or overwhelmed. If culverting must happen to make this a viable site we will require modelling to show the culvert can manage all current surface water (minimum 100+40% rainfall event in the catchment) as well as that proposed to be diverted to it (discharge from pond).

4. The IDB consent work on/around existing watercourses and agree discharge rates on behalf of CBC. Confirmation of their agreement to this system is required to be submitted to the LPA. This should include discharge rates and culverts.

Your FRA states - 4.42 The LLFA is responsible for the maintenance of the open ditches to which the surface water network will discharge, and this will continue to be the case post development. As can be appreciated from the Drainage Strategy and Planning Layout drawings, in accordance with the future maintenance for the open ditch which passes centrally through the site; a 5m easement measured from the north-eastern top of the bank has been provided. This easement has been previously agreed with the LLFA.

5. The LLFA/CBC do/will not maintain these watercourses. Development will require culverted and open watercourses adjoining/within this site to be included in the maintenance plan. Riparian responsibility is not considered a sustainable method of management for a surface water drainage system.

6. Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.

The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

7. To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property.

Note that Land Drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water to existing watercourses, and details of this provided with the full detailed design. An easement should be provided on the developable side of the watercourse to allow for access for

maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.

8. The scheme is similar to that of the approved CB/15/3958 and the same ecological documents have been supplied. Whilst these are 3 years old now the use of the site hasn't appeared to have changed so they are still relevant and the following is still applicable.
 - The reptile survey notes that there are reptiles on site and proposes a scheme of vegetation clearance prior to commencement of works to deter reptiles from construction areas. Any vegetation clearance should follow the guidelines in 5.4 of the reptile survey and should be limited to between the months of April and Sept inclusive.
 - There are opportunities to retain and create areas of suitable habitat for Common Lizard in association with areas of public open space on the north/ west site boundary - where the lizard was located, an element of rough and meadow grassland here would be beneficial.
 - The use of locally native species for the boundary features is welcomed and a landscaping scheme for the remainder of the site utilising nectar / berry rich species to benefit wildlife would be expected.
9. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.
10. The applicant is advised that if it is the intention to request the Central Bedfordshire County 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 Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. 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.
11. The applicant is advised that in order to comply with Condition 16 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
12. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in central Bedfordshire (Design Supplement 10 – Movement, Street and Places" and the Department of the Environment/Department of Transport's "Manual for Street", or any amendment thereto.

DECISION

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