

## **Item No. 8**

<b>APPLICATION NUMBER</b>	<b>CB/18/03694/OUT</b>
<b>LOCATION</b>	<b>Land at Ivel Road Shefford</b>
<b>PROPOSAL</b>	<b>Outline planning application with all matters reserved (Except for means of access from Ivel road) for up to 90 residential dwellings, new internal access roads and footpaths, open space, sustainable urban drainage system and associated landscaping, infrastructure and earthworks.</b>
<b>PARISH</b>	<b>Shefford</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Liddiard &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>11 October 2018</b>
<b>EXPIRY DATE</b>	<b>10 January 2019</b>
<b>APPLICANT</b>	<b>Catesby Estates plc</b>
<b>AGENT</b>	<b>Savills (UK) Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>1. Departure from Development Plan 2. Major application with Town Council objection</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - For approval subject to a S106 agreement</b>

### **Recommendation:**

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

### **RECOMMENDED CONDITIONS**

- 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 No development shall take place (including ground works or site clearance) until an Ecological Enhancement Strategy (EES) for the creation of new wildlife features such as hibernacula, the erection of bird/bat and bee boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content shall be informed by an up to date Ecological Appraisal of the site and 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) details of initial aftercare and long-term maintenance.**

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

**Reason: This is a pre-commencement condition to ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.**

- 4 No development shall take place until a written scheme of archaeological resource management (SARM) has been submitted to and approved in writing by the Local Planning Authority. The SARM shall include: method statement for archaeological investigation and recording of archaeological remains present at the site; provision for preservation *in situ* (where appropriate); provision for programme of community engagement; 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: 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), 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).**

- 5 The number of dwellings approved on the site shall be restricted to 90 as shown on the revised site layout plan no. 1002 Rev C.

Reason: To ensure that adequate provision of housing is provided.

- 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 Within the submission of any reserved matters planning application, the layout of the development shall be designed to provide a provide a pedestrian and cycle access up to the boundary of the application site and Harvest Rise.

Reason: To ensure that adequate accesses are brought forward and delivered at reserved matters stage in the interests of encouraging sustainable modes of transport. (Section 9, NPPF)

- 8 Within the submission of any reserved matters planning application, proposed dwellings shall be located not less than 15m from the south eastern boundary of the site and land between the boundary edge and residential curtilages shall be landscaped with native species and semi-mature trees.

Reason: To ensure that adequate landscaping is provided to screen the development from the A507. (Section 12 NPPF)

- 9 No building shall be occupied until the junction of the proposed vehicular access (drg no.19308-02 Rev G) with the highway has been constructed in accordance with the approved details. The raised table as shown on drg 19308-02 Rev E shall also be provided as a speed reduction measure.

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

- 10 Visibility splays 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 lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 59m measured from the centre line of the proposed access along the line of the channel of the public highway. 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).

- 11 The development shall be served by means of roads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them, and no building shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

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

- 12 Visibility splays shall be provided at all internal 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.

- 13 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate independent vehicular turning head area(s) for an 11.5m refuse collection vehicle.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 14 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include car and cycle parking in accordance with Central Bedfordshire Design Guide September 2014 or other such documents that replace them has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and made available for use before the development is occupied and the car and cycle parking areas shall not thereafter be used for any other purpose.

Reason: To ensure a satisfactory standard of development in accordance with the Central Bedfordshire Design Guide September 2014.

- 15 No building shall be occupied until Traffic Regulation Orders on both sides of Ivel Road and the development junction for the provision of No Parking restrictions have been implemented. Furthermore, speed limit reductions on the A507/Ivel Road/Shefford Road roundabout approach roads restrictions to 40mph and a 30mph speed limit on Ivel Road from the existing 20mph speed limit to the A507/Ivel Road/Shefford Road roundabout have been implemented.

Reason: In the interests of road safety and pedestrian movement.

- 16 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)

- 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 9 of the National Planning Policy Framework.

- 18 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. (Section 12, NPPF)

- 19 Prior to the occupation of any dwelling on the site, a scheme for the provision of waste receptacles for each dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The receptacles shall be provided before occupation takes place.

Reason: In the interest of residential amenity and to reduce waste generation in accordance with the Council's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New Developments" (2006).

- 20 **No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:**

**A Phase 2 intrusive Contamination Investigation as recommended by the previously submitted Phase 1 Assessment, along with any necessary Remediation Method Statement(s) for the mitigation of plausible pollution pathways thereby identified. Works shall be undertaken by competent persons and follow the 'Model Procedures for the Management of Land Contamination, CLR 11**

**Reason: This is a pre-commencement condition in order to ensure that the amenity of existing residential occupiers and future occupiers of the proposed dwellings are properly protected.**

- 21 No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

A validation report that demonstrates the effectiveness of all remediation measures implemented by any approved Remediation Method Statement(s). Works shall be undertaken by qualified professionals and follow the 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that the amenity of existing residential occupiers and future occupiers of the proposed dwellings are properly protected.

- 22 **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.**

- 23 **Development shall not begin until a detailed scheme to protect proposed dwellings from noise from the road traffic on the A507 and existing dwellings from traffic noise from the proposed access roads, at the proposed development has been submitted and approved in writing by the local planning authority. Any works which form part of the scheme approved by the local authority shall be completed before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority. The scheme shall include details of noise barrier(s) along the boundary with the road(s), building insulation and a ventilation strategy for the proposed dwellings.**

**Reason: This is a pre-commencement condition to ensure the amenity of existing residential occupiers and future occupiers of the proposed dwellings are properly protected.**

- 24 **Development shall not begin until details of a ventilation scheme (which shall be designed to achieve the standards set out below) for the proposed dwellings has been submitted to and approved in writing**

by The Local Planning Authority. The scheme shall enable appropriate internal ambient noise levels to be achieved whilst ventilation is provided at the minimum whole building rate as described in The Building Regulations Approved document F. The scheme shall also ensure that the thermal comfort criteria defined in the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide A (2006) is achieved with windows closed where required to meet the noise standards for road noise as specified in the above condition.

**Reason:** This is a pre-commencement condition to ensure that the amenity of future occupiers of the proposed dwellings are properly protected.

- 25 **No development shall commence until a detailed surface water drainage scheme, to manage surface water run off from the development for up to and including the 1 in 100 year event (+40%CC), and a maintenance and management plan for the scheme has been submitted to and approved in writing by the Local Planning Authority. The discharge rate from the development will be limited to the equivalent 1 in 1 year rate, or an appropriate rate as agreed by the Bedford Group of Internal Drainage Boards or sewage undertaker. The final detailed design shall be based on the agreed drainage Strategy (Ref:133260-R1(2)-FRA, September 2018) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented and maintained as approved. Maintenance will ensure the system functions as designed for the lifetime of the development. Any variation to the connections and controls indicated on the approved drawing which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval. The applicant should address points 1, 2, 3 and 4 within informative 6 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 163 and 165 of the NPPF and its supporting technical guidance.

- 26 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 1002 Rev C.

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

## **INFORMATIVE NOTES TO APPLICANT**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other



enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. The applicant is advised that in order to comply with the highway related conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. 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)
3. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. 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 Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.
5. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle Parking Guidance - August 2006".
6. The Drainage Officer advises that the final design and maintenance arrangements for the surface water system to be agreed by condition should include details in line with the following recommendations:
  1. Detailed site investigation results (including any site specific soakage tests and ground water monitoring shown in accordance with BRE 365) will need to be provided with the detailed design.
  2. We believe drawing No 133260 is incorrectly labelled on the Key, "existing watercourse" seems to be permeable paving. FRA also states no existing watercourses. Any existing, watercourses will need to be part of the continued maintenance and management plan to ensure the discharge can be conveyed from site.
  3. We will require full calculations to verify storage requirement. Correspondence with the IDB or water sewage authority should be

included in the next submission to prove acceptance of discharge rate, therefore final storage required.

4. A full drainage drawing is required, this should show; pipe numbers, inverts, control features, storage etc.
5. 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'.
6. 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).

To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage, including ditches; 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.