

Item No. 05

APPLICATION NUMBER	CB/18/02458/OUT
LOCATION	Land to the east of Baden Powell Way, Biggleswade
PROPOSAL	Outline planning permission for the demolition of existing buildings and development of up to 1,500 dwellings (Use Class C3), up to 2ha of commercial development (Use Classes A1, A2, A3, A4, A5, B1 a, b, c, B2 ,B8), up to 5ha of primary school development (Use Class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2), up to 60ha of open space including, play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycleways, drainage and utilities.
PARISH	Biggleswade
WARD	Biggleswade North
WARD CONCILLORS	Cllr Mrs Lawrence and Cllr Watkins
CASE OFFICERS	Nik Smith and Thomas Mead
DATE REGISTERED	10th July 2018
EXPIRY DATE	09th October 2018
APPLICANT	UK Regeneration Ltd
AGENT	N/A
REASON FOR REFERRAL TO COMMITTEE	Cllr Woodward requested that the application be determined by Committee for the following reason: 'over development no services'. In addition, the development constitutes a Departure from the Development Plan and is Major development.

RECOMMENDED CONDITIONS

Time limits and approved plans	
1	<p><u>Time limits</u></p> <p>Details of the access, appearance, landscaping, layout and scale (hereinafter called the reserved matters) relevant to a phase of development shall be submitted to and approved in writing by the Local Planning Authority before any development begins at that phase and the development shall be carried out as approved.</p> <p>(a) An application for the approval of reserved matters for the first phase of the development must be made to the Local Planning Authority no later than the expiration of three years beginning with the date of the grant of this outline permission; and</p>

	<p>(b) the development to which this permission relates must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.</p> <p>Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.</p>
2	<p><u>Approved plans</u></p> <p>The development shall be carried out strictly in accordance with the following plans: UKR-EBM_HTA-A_DR_0010-Site Location Plan-C, UKR-EBM_HTA-A_DR_DO_PP02, UKR-EBM_HTA-A_DR_DO_PP03, UKR-EBM_HTA-A_DR_DO_PP04, UKR-EBM_HTA-A_DR_DO_PP05, UKR-EBM_HTA-A_DR_DO_PP06, UKR-EBM_HTA-A_DR_DO_PP07</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
<p>Phasing and Design Coding</p>	
3	<p><u>Phasing</u></p> <p>Prior to the submission of the first application for the approval of reserved matters at the site, a Phasing Plan for the development encompassing the whole of the application site shall be submitted to and approved in writing by the Local Planning Authority. All applications for the approval of reserved matters shall correlate directly with a phase or phases shown on the approved Phasing Plan.</p> <p>Reason: To ensure that the site is developed in appropriate and acceptable phases with required infrastructure and facilities available at the appropriate times.</p>
4	<p><u>Design Code</u></p> <p>Prior to the submission of the first application for the approval of Reserved Matters at the site, a Design Code shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Design Code shall include a Character Area Plan for the development encompassing the whole of the application site. The Design Code shall include details of the following in respect of each Character Area:</p> <p><i>Housing</i></p> <ol style="list-style-type: none"> a. Minimum and maximum residential densities b. Maximum eaves and ridge heights c. Minimum internal space standards for habitable rooms and total dwellings d. Minimum private amenity space width and depths e. The design approach to waste and recycling storage and collection

facilities

- f. A palette of materials to be used in the construction of external surfaces
- g. A palette of architectural features to be incorporated into the design of buildings
- h. Minimum separation distances between dwellings
- i. A palette of means of enclosure
- j. The location of and minimum amounts of play spaces
- k. A palette of play equipment to be provided within play spaces
- l. How affordable housing will be dispersed throughout the Character Area
- m. Typical street scenes

Non-residential floorspace

- n. The location of and minimum and maximum amounts of non-residential floorspace
- o. The design approach to waste and recycling storage and collection facilities
- p. A palette of materials to be used in the construction of external surfaces
- q. A palette of architectural features to be incorporated into the design of buildings
- r. A palette of means of enclosure

The natural environment and leisure

- s. The location of and minimum amounts of landscaped areas within and between development parcels
- t. A palette of grasses, plants, flowers and trees to be used in landscaped areas at the site
- u. Examples of how existing and proposed water features at the site will be incorporated into the development
- v. The broad location of and general approach to biodiversity enhancement
- w. The landscape design approach to the Biggleswade Common Extension, the Linear Park Extension and landscape buffers around the site, where relevant to that Character Area
- x. The location and minimum amounts of allotments at the site, together with their design and servicing arrangements and associated facilities, where relevant to that Character Area

	<p>y. The location of and design approach to LAPs and LEAPs</p> <p>z. The location and minimum amounts of sports pitches, together with their design, details of drainage and servicing arrangements and associated facilities, where relevant to that Character Area</p> <p><i>Movement and access</i></p> <p>aa. A hierarchy of streets</p> <p>bb. Sections through typical streets</p> <p>cc. A palette of materials to be used in the construction of roads, cycleways and footpaths</p> <p>dd. A palette of typical street furniture</p> <p>ee. Minimum car and cycle parking numbers, including electric charging points</p> <p>ff. Minimum internal space standards for garages and carports</p> <p>gg. The location of and typical details of foot and cycle paths</p> <p><i>Compliance with the Environmental Statement</i></p> <p>hh. How development within each Character Area would confirm to the impacts tested by the ES.</p> <p>All subsequent applications for the approval of Reserved Matters shall be in strict conformity with the approved Design Code.</p> <p>Reason: To ensure that the quality of the development would be acceptable, in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the Central Bedfordshire Design Guide 2014.</p>
Amount of development	
5	<p>No more than 1,500 dwellings shall be constructed at the site</p> <p>Reason: To ensure that the development is compatible with the planning permission.</p>
6	<p>No more than 3,200 sqm (GIA) of retail and leisure uses (Class A1-5 and D2 shall be constructed at the site. Within this maximum of 3,200 sqm: Class A1 convenience retail floorspace shall not exceed 1,000 sqm (GIA); Class A1 comparison retail floorspace shall not exceed 500 sqm (GIA); Class A1 non-retail, Class A2-5 and Class D2 uses shall not exceed 1,500 sqm (GIA). No single unit shall exceed 500 sqm (gross floor area).</p> <p>Reason: To ensure that the development would not cause harm to the vitality or viability of existing town centres in accordance with Policy DM7 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.</p>

Pre-commencement (whole site)

7

Archaeology

No development shall commence at the site before a written scheme of investigation for an archaeological trial trench evaluation of the whole site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full in so far as it relates to any phase of development prior to the commencement of the development at that phase. A report that complies with the agreed parameters in the approved written scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that impacts of the development on heritage assets are properly managed. 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).

This is a pre-commencement condition because measures to preserve and/or record archaeological heritage assets should be in place prior to development starting at the site.

8

Flood risk and drainage

No development shall commence at the site before a Scheme to identify, mitigate and reduce flood risk on and off the site has been submitted to, and approved in writing by, the Local Planning Authority (LPA). This scheme shall:

- Include a detailed assessment of the site's flood risk, from all sources.
 - This shall include the completion of a site-specific fluvial flood model for all watercourses within the development site.
 - The model shall cover a sufficient area so that the impacts of the proposed development upstream and downstream can be identified.
 - The model shall be submitted to and approved by the Environment Agency for inclusion into the Flood Map for Planning (rivers and sea).
 - A model report shall be submitted to support the model. This shall demonstrate how the model was built and provide guidance on the level of uncertainty within the model and how this uncertainty needs to be managed in the detailed design of the development.
 - The model shall provide information on a range of scenarios for both the pre- and post-development site, the present day and future flows, and actual and residual risks.
- Demonstrate that no built development will be constructed within the functional floodplain. The area defined as functional floodplain shall be agreed by the LPA, in consultation with the Environment Agency. The defined functional floodplain can take into account appropriate mitigation measures such as removing channel constrictions, bypass channels and floodplain compensation. The appropriateness of the

	<p>mitigations measures is to be determine by the LPA in consultation with the Environment Agency and the Internal Drainage Board (IDB).</p> <ul style="list-style-type: none"> • Demonstrate that a sequential approach has been taken to the layout of the development. More and highly vulnerable development shall be avoided within the 1% annual exceedance probability (AEP) floodplain, including a suitable allowance for climate change. • Include a clear plan for phasing of the development to ensure that the mitigation measures are in place prior to any development within the current floodplain. • Demonstrate that all impacts of the proposed development can be mitigated for in a sustainable way. This includes any loss of floodplain storage and a decrease in the response time of the watercourses to rainfall events. • Provide measures to reduce the overall flood risk on and off the site. This can include, but should not be limited to, the provision of increased floodplain storage, reduced surface water run off rate and volumes, reduced flows within the watercourse, wetland creations and upstream storage. <p>Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p> <p>This is a pre-commencement condition because flood risk and drainage issues must be resolved prior to the construction of any dwellings.</p>
9	<p><u>Drainage Strategy</u></p> <p>No development shall commence at the site before a detailed Surface Water Drainage Scheme for the site, to manage surface water run-off from the development for up to and including the 1 in 100-year event (+40%CC) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The discharge rate from the development shall be limited to 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 (Part 4 of the Environmental Statement Addendum (including appendix C1) by PBA Nov 2018) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2018) and shall be implemented and maintained as approved.</p> <p>The development shall be carried out in accordance with the approved Surface Water Drainage Scheme.</p> <p>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 Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies</p>

	<p>2009 and the aims and objectives of the National Planning Policy Framework 2018.</p> <p>This is a pre-commencement condition because a suitable surface water drainage scheme must be agreed prior to the construction of any dwellings.</p>
10	<p><i>Noise</i></p> <p>No development shall commence at the site before a Noise Receptor Plan Identifying Phases of the development where the following could be relevant has been submitted to and approved in writing by the Local Planning Authority:</p> <p>a) noise from road traffic and farm noise deriving from 'Smiths Land', West Sunderland Cottages, Sunderland Hall Farm, or other agri-industrial sources</p> <p>b) traffic noise associated with the development effecting existing dwellings at Smiths Land and/or West Sunderland Cottages</p> <p>Reason: To ensure that the impact of noise associated with the development is properly identified, understood and mitigated in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p> <p>This is a pre-commencement condition because the way in which the site is designed will need to have regard to potential noise related constraints.</p>
11	<p><i>Contamination</i></p> <p>No development shall commence at the site before a Phase 1 Desk Study report prepared by a suitably qualified person adhering to BS 10175 and CLR 11 documenting the ground and material conditions of the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority.</p> <p>No building shall be occupied at the site before the following has been submitted to and approved in writing by the Local Planning Authority:</p> <p>Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175 and CLR 11, incorporating all appropriate sampling, prepared by a suitably qualified person.</p> <p>Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 Remediation Scheme (RS) prepared by a suitably qualified person, with measures to be taken to mitigate any risks to human health, groundwater and the wider environment, along with a Phase 4 validation report prepared by a suitably qualified person to confirm the effectiveness of the RS.</p> <p>Any such remediation/validation should include responses to any unexpected contamination discovered during works.</p>

	<p>Reason: To protect human health and the environment in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies Document (2009).</p> <p>This is a pre-commencement condition because the way in which the site is designed will need to have regard to land quality constraints.</p>
12	<p><u>Rights of Way</u></p> <p>No development shall commence at the site before a Public Rights of Way Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include:</p> <ul style="list-style-type: none"> • the location and type of existing and proposed rights of way at the site • the design of the access to the site (including details of width, surfacing, boundary features, public safety features, bridges / culverts / fencing etc., and landscaping) • proposals for the diversion of any public rights of way where necessary • details of where and when temporary closures and alternative route provision of any existing public right of way during construction or advance works would be required <p>The development shall be carried out in accordance with the approved Public Rights of Way Scheme.</p> <p>Reason: To ensure that the development properly incorporates and where appropriate enhances the local public rights of way network, in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p> <p>This is a pre-commencement condition because the way in which the site is designed will need to respond to existing and proposed public rights of way at the site.</p>
13	<p><u>Access</u></p> <p>No development shall commence at the site before full engineering details of the main access to the site have been submitted to and approved in writing by the Local Planning Authority. The access shall be completed in accordance with the approved details prior to the occupation of any dwelling or first use of any non-residential building at the site.</p> <p>Reason: To ensure that the access to the site is safe and suitable and provided at an appropriate stage of the development in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National</p>

	<p>Planning Policy Framework 2018.</p> <p>This is a pre-commencement condition because the details of an acceptable access to the site will need to have been agreed prior to housing being built at the site..</p>
Phases	
14	<p><u>Tree protection</u></p> <p>No development shall commence at a Phase of the development before an Arboricultural Impact Assessment and a Tree Protection Plan for that phase has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development of that phase shall be carried out in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan.</p> <p>Reason: To ensure that existing trees at the site are properly protected during and post construction in accordance with policies DM3 and DM14 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
15	<p><u>Archaeology</u></p> <p>No development shall commence at any phase of the development, including advanced infrastructure works before a written scheme of heritage asset resource management (SHARM) for that phase, which uses the results of trial trench evaluation as its basis, has been submitted to and approved in writing by the Local Planning Authority. The scheme of heritage asset resource management for each phase shall contain the following information:</p> <ul style="list-style-type: none"> • A method statement for the investigation of any archaeological remains present at the site that cannot be preserved <i>in situ</i>; • A method statement for the preservation <i>in situ</i> of any archaeological remains that can be protected within the development; • A programme of interpretation, public outreach and community engagement • An outline strategy for post-excavation assessment, analysis and publication; • A timetable for each stage of the archaeological works. <p>The development of each phase including advanced infrastructure works shall only implemented in full accordance with the approved scheme of heritage asset resource management.</p> <p>For each phase of the development, including advanced infrastructure works, the archaeological post-excavation assessment and an Updated Project Design shall be</p>

	<p>completed no later than 1 year after the completion of archaeological fieldwork. The Updated Project Design(s) shall follow the parameters set out in the outline strategy for post-excavation assessment, analysis and publication as agreed in the approved written scheme(s) of heritage asset resource management The Updated Project Design(s) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>For each phase of the development, including advanced infrastructure works, the archaeological post-excavation analysis (as specified in the approved Updated Project Design), the preparation of the site archive for deposition with a store approved by the Local Planning Authority, the completion of the archive report and the submission of the publication report to the Local Planning Authority will be undertaken within three years of the approval of the Updated Project Design.</p> <p>Reason: To ensure that archaeological heritage assets are properly understood and protected in accordance with policies DM3 and DM13 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
16	<p>No development shall commence at a Phase of development that includes the Onion Drying Shed at West Sunderland Farm Cottages before a Written Scheme of Building Recording for that building has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Written Scheme of Building Recording.</p> <p>Reason: To ensure that archaeological heritage assets are properly understood and protected in accordance with policies DM3 and DM13 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
17	<p><u>Surface Water Drainage</u></p> <p>No building/dwelling shall be occupied at a phase of the development before a Maintenance and Management Plan for the approved Surface Water Drainage Scheme for that phase that includes adoption arrangements and/or private ownership or responsibilities together with confirmation that the Scheme has been fully and correctly installed at the site has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved Maintenance and Management Plan.</p> <p>Reason: To ensure that the implementation and long-term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with, Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>

18	<p><u>Storm water construction and design details (IDB)</u></p> <p>No development shall commence at any Phase of Development before details of storm water design and construction for that Phase have been submitted to and approved in writing by the Local Planning Authority in consultation with the Internal Drainage Board. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that storm water is properly managed at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
19	<p><u>LEMP</u></p> <p>No development shall commence at any Phase of the development before a Landscape and Ecological Management Plan (LEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The LEMP for each Phase of the development shall include:</p> <ul style="list-style-type: none"> a) a description and evaluation of features to be managed. b) ecological trends and constraints on site that might influence management. c) aims and objectives of management. d) appropriate management options for achieving aims and objectives. e) prescriptions for management actions. f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period). g) details of the body or organization responsible for implementation of the plan. h) ongoing monitoring and remedial measures. i) details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery j) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the biodiversity objectives of the Scheme where the results from monitoring show that conservation aims and objectives of the LEMP are not being met. <p>Each Phase of the development shall be carried out in accordance with the approved Plan.</p> <p>Reason: To ensure that the landscape and the treatment of biodiversity at the site would be acceptable in accordance with policies DM14, DM15 , DM16 and DM17 of</p>

	<p>the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
20	<p><u>Noise</u></p> <p>No development shall commence at any Phase of the development identified as being relevant by the approved Noise Receptor Plan before a Scheme to mitigate noise at identified receptors has been submitted to and approved in writing by the Local Planning Authority. The Schemes shall include details of any noise barriers, building insulation, other necessary mitigation and a ventilation strategy for the proposed dwellings together with a timetable for the completion of the Scheme.</p> <p>The development shall be carried out in accordance with the approved Schemes and the approved timetables.</p> <p>Reason: To protect the amenity of existing residential occupiers and future occupiers of the proposed dwellings in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
21	<p>No development shall commence at any Phase of the development identified as being relevant by the approved Noise Receptor Plan before details of a Ventilation Scheme for dwellings in that Phase has been submitted to and approved in writing by the Local Planning Authority.</p> <p>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 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.</p> <p>Reason: To protect the amenity of future occupiers of the proposed dwellings in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
22	<p>No development shall commence at any Phase of the development where a non-residential use is proposed before a Scheme that assesses and mitigates noise at source and/or receptor from all PA or music equipment, plant or ancillary machinery including fans and ducting and external openings has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Mitigation measures set out in the approved Scheme shall be completed before the first use of the non-residential building to which the mitigation relates and shall be permanently retained thereafter.</p> <p>Reason: To protect the amenity of future occupiers of the proposed dwellings in</p>

	<p>accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
23	<p>No development shall commence at any Phase of the development where a non-residential use is proposed before a Scheme of Opening Hours for non-residential uses within that Phase has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall set out when non-residential uses shall open and close on each day of the week.</p> <p>The development shall be carried out in accordance with the approved Schemes.</p> <p>Reason: To protect the amenity of future occupiers of the proposed dwellings in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
24	<p><u>Light</u></p> <p>No development shall commence at any Phase of the development before a Lighting Design Scheme and Impact Assessment for that Phase of development has been submitted to and approved in writing by the Local Planning Authority. The Scheme and Impact Assessment shall identify and set out measures to eliminate or minimise to an acceptable degree any detrimental effect caused by light from the development on existing and proposed dwellings. The scheme shall be prepared by a suitably qualified lighting engineer in accordance with relevant publications and standards and shall include a timetable for the completion of necessary mitigation.</p> <p>The development shall be carried out in accordance with the approved Scheme and the approved mitigation measures shall be permanently retained thereafter.</p> <p>Reason: To protect existing and future occupiers from light pollution associated with the development in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
25	<p><u>Odour</u></p> <p>No development shall commence at any Phase of the development where non-residential uses falling within Use Classes A3, A4 or A5 are proposed before an Odour Control Scheme for that Phase has been submitted and approved in writing by the Local Planning Authority, The Scheme shall detail how odour associated with cooking and food preparation will be mitigated and shall include a timetable for the completion of any identified mitigation measures.</p> <p>The development shall be carried out in accordance with the approved Scheme and the approved mitigation measures shall be permanently retained thereafter.</p> <p>Reason: to protect the future neighbouring occupiers from odour in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning</p>

	Policy Framework 2018.
26	<p data-bbox="268 259 352 293"><u>CEMP</u></p> <p data-bbox="268 300 1362 450">No development shall commence at a Phase of the development before a Construction Environmental Management Plan (CEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP for each phase shall include:</p> <ul style="list-style-type: none"> <li data-bbox="268 495 1331 600">a) Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007; <li data-bbox="268 607 1347 831">b) A detailed method statement for the removal or long-term management / eradication of any Japanese knotweed on the relevant parts of the site – to include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981; <li data-bbox="268 837 1358 943">c) Contractor’s access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; <li data-bbox="268 949 1043 983">d) Details of haul routes within the relevant parts of the site; <li data-bbox="268 990 1347 1140">e) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis; <li data-bbox="268 1146 1358 1256">f) Collection and Delivery times for construction purposes will occur only between 0800 - 1800 Mon-Fri, 0800 - 1300 Saturday and not at all on Sundays and Public Holidays); <li data-bbox="268 1263 1358 1413">g) Dust management, water sources and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction / engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant / equipment; <li data-bbox="268 1420 1362 1570">h) Noise and vibration (including piling) impact / prediction assessment, , monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2 (or as superseded); <li data-bbox="268 1576 1315 1637">i) Liaison, consultation and publicity arrangements, including dedicated points of contact; <li data-bbox="268 1644 1171 1677">j) Complaints procedures, including complaints response procedures; <li data-bbox="268 1684 1035 1718">k) Membership of the considerate contractors’ scheme and <li data-bbox="268 1724 1342 1758">l) Piling method statement detailing mitigation measures, where piling is proposed. <p data-bbox="268 1800 1374 1984">Reason: to ensure that construction at the site is carried out in acceptable fashion in the interests of living conditions of existing and future occupiers in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>

27	<p><u>Public Art</u></p> <p>No development shall commence at any Phase of the development before a Public Art Scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. Each Scheme shall include details of:</p> <ul style="list-style-type: none"> • Management - who will administer, time and contact details, time scales / programme • Brief for involvement of artists, site context, background to development, suitable themes and opportunities for Public Art • Method of commissioning artists / artisans, means of contact, selection process / selection panel and draft contract for appointment of artists • Community engagement - programme and events • Funding - budgets and administration. • Future care and maintenance. <p>The development shall be carried out in accordance with each approved Public Art Scheme.</p> <p>Reason: To ensure that the quality and appearance of the development would be acceptable for future occupiers in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 and the aims and objectives of the National Planning Policy Framework 2018.</p>
28	<p><u>Sustainability</u></p> <p>No development shall commence at any phase of the development before a Sustainability Statement relating to that phase has been submitted to and approved in writing by the Local Planning Authority. The Sustainability Statement shall include details of how the development will meet at least 10% of its energy demand from renewable or low carbon sources and the development shall be carried out in accordance with the approved Statements.</p> <p>Reason: To ensure that opportunities for the use of renewable and low carbon energy sources is maximised in accordance with policies DM1 and DM2 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.</p>
29	<p>No development shall commence at any phase of the development, including any works of demolition, until a Construction Traffic Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:</p> <ul style="list-style-type: none"> • The parking of vehicles • Loading and unloading of plant and materials used in the development • Storage of plant and materials used in the development • The erection and maintenance of security hoarding / scaffolding affecting the highway if required. • Wheel washing facilities • Measures on site to control the deposition of dirt / mud on surrounding roads during the development.

	<ul style="list-style-type: none"> • Footpath/footway/cycleway or road closures needed during the development period • Traffic management needed during the development period. • 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. <p>The development shall be carried out in accordance with the approved Plan relevant to that phase.</p> <p>Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009, the Central Bedfordshire Design Guide 2014 and the aims and objectives of the National Planning Policy Framework 2018.</p>
30	<p>No development shall commence at any phase of the site before a Fire Safety Plan for that phase has been submitted to and approved in writing by the Local Planning Authority, in consultation with Bedfordshire Fire and Rescue. The Plan shall include details of fire safety measures, including the location of fire hydrants and the development shall be carried out in accordance with the approved Plan.</p> <p>Reason: To ensure that fire safety at the site would be acceptable in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009, the Central Bedfordshire Design Guide 2014 and the aims and objectives of the National Planning Policy Framework 2018.</p>

INFORMATIVES

Rights of Way

1. The applicant is advised to ensure that the definitive legal line of any public right of way is mapped at the earliest opportunity and that no development should take place on or near a public right of way unless the necessary statutory legal process has been completed in accordance with one of:-
 - a. An order made, confirmed and certified under the provisions of Section 257 of the Town and Country Planning Act 1990
 - b. An order made, confirmed and certified under the provisions of the Highways Act 1980
 - c. An order made under any other relevant legislation concerning the modification, creation, diversion or extinguishment of a right of way.

Diversions to Rights of Way under the TCPA typically take 4-6 months. If applied for later under the highways act they can take 18 months. TTRO's

must be applied for at least 12 weeks prior to the desired commencement of the closure

Contamination

2. The site is located above a Principal Aquifer. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS)

3. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination.

Pollution Prevention

4. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.
5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.
6. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings susceptible to oil contamination shall be passed through an oil

separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

7. Foul and surface water manhole covers should be marked to enable easy recognition, convention is red for foul and blue for surface water. This is to enable water pollution incidents to be more readily traced.
8. The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to surface waters or groundwater.

Highways

9. The applicant is advised that in order to comply with conditions attached to 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. 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.
10. The applicant is advised that all car parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Design Guide 2014.
11. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
12. The detailed design of phases of the development should show roads visibility splays 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.
13. The detailed design of phases of the development should show roads (with a 20mph design speed) and footpaths laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them.

Design Coding

14. The applicant is advised that the Local Planning Authority expects that the Design Code that is the subject of condition 5 attached to this planning permission will be developed collaboratively through a Design Code Forum. That Forum should consist of members of the applicant/developer project team together with relevant Council officers and Members and representatives from relevant external bodies. No Design Code should be submitted for approval by the Local Planning Authority before the Design Code Forum has formally endorsed that document.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.