

APPLICATION NUMBER	CB/19/00041/REG3
LOCATION	Former Flitwick Leisure Centre Steppingley Road Flitwick
PROPOSAL	Application for Outline planning permission with all matters reserved for the construction of 37 residential dwellings (Use Class C3), 95 extra care housing apartments (Use Class C3) and registered residential care home consisting of 70 bedrooms (Use Class C2), with associated communal facilities and ancillary uses including hair salon; shop; cafe; health; and fitness uses.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	03 January 2019
EXPIRY DATE	04 April 2019
APPLICANT	Central Bedfordshire Council
AGENT	Hamson Barron Smith
REASON FOR COMMITTEE TO DETERMINE	The Council own the freehold of the site and objections have been received.
RECOMMENDED DECISION	Outline Application - Recommended for Approval

Reason for Recommendation

The site is located within the settlement envelope of Flitwick and upon previously developed land, whereby the principle of the proposed development is supported.

The proposed development has been considered against the development plan policies and the three objectives of sustainability, which are the social, environmental and economic objectives, to determine whether the development would be sustainable and the benefits would outweigh any identified negative impacts.

The benefits of development include the provision of specialist accommodation to positively contribute towards the Councils housing need whilst providing temporary jobs during construction and providing employment generating uses. It is considered that the latter benefits would outweigh any harm identified.

For their reasons outlined within this report, the application is recommended for approval subject to conditions.

Site Location:

The site is located on previously developed land to the northeast of Steppingley Road, Flitwick. To the northwest of the site is the new Flitwick leisure centre and car parking area; to the north east of the site are residential dwellings known as Nos. 52 - 68 Millwright Way; and to the southeast of the site are the neighbouring

residential dwellings known as Nos. 4 and 5 Common Farm Lane, No. 92 Steppingley Road and Nos. 76-82 Windmill Road.

To the Southwest of the site is Steppingley Road and open agricultural land beyond. It is noted that the agricultural field immediately to the southwest of the site forms an allocation within the Emerging Local Plan for residential development under Policy HA1.

The Application:

The applications seeks outline planning permission with all matters reserved for the construction of 37 residential dwellings (Use Class C3), 95 extra care housing apartments (Use Class C3) and registered residential care home consisting of 70 bedrooms (Use Class C2), with associated communal facilities and ancillary uses including hair salon; shop; cafe; health; and fitness uses.

Access to the site would be taken from Steppingley Road.

The indicative plans indicate a large Care Home and Extra Care Facility at the frontage of the site as well as a block of flats at the site frontage. The remainder of the site is indicated for bungalow style dwellings, open space, drainage and car parking.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (2019)

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
CS7: Affordable Housing Provision
CS13: Climate Change
CS14: High Quality Design
CS16: Landscape & Woodland
CS17: Green Infrastructure
CS18: Biodiversity
DM1: Renewable Energy
DM2: Sustainable Construction of New Buildings
DM3: High Quality Design
DM4: Development Within and Beyond Settlement Envelopes
DM9: Providing a range of Transport
DM10: Housing Mix
DM14: Landscape and Woodland
DM15: Biodiversity
DM16: Green Infrastructure

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, SP2, SP7, H1, H2, H3, H4, T1, T2, T3, T4, T5, T6, EE1, EE2, EE3, EE4, EE5, EE6, EE13, CC1, CC3, CC5, CC6, HQ1, HQ2, HQ3, HQ4, and HQ5.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Central Bedfordshire Landscape Character Assessment (January 2015)

Relevant Planning History:

None relevant

Consultees:

Flitwick Town Council	Flitwick Town Council Support (Unanimous)
Highway Authority	The Highway Authority have issued no objection to the application subject to conditions to ensure: <ul style="list-style-type: none">• acceptable site access and visibility splays;• acceptable internal access and visibility splays;• acceptable cycle and car parking;• refuse collection vehicle turning areas;• estate roads and footpaths would accord with the Council's Standards;• upgrades to bus stop facilities (shelters and additional footway to serve the westbound bus stop); and• the provision of a puffin crossing to cater for westbound bus services.
Strategic Transport	The Council's Strategic Transport Team have raised no objection to the application subject to a condition to ensure a residential Travel Plan is provided and implemented.
Waste Services	The Council's Waste Services Team have raised no objection to the application subject to design guide compliance of refuse collection and storage areas.
Bedfordshire Fire and Rescue Service	The Bedfordshire Fire and Rescue Service have raised no objection subject to compliance with Building Regulations.

Lead Flood Authority	The Lead Flood Authority have raised no objection subject conditions relating to surface water drainage and management.
Environment Agency	The Environment Agency have raised no objection to the application.
Bedfordshire and River Ivel Internal Drainage Board	<p>The Bedfordshire and River Ivel Internal Drainage Board have issued the following consultation response:</p> <p>"Please note the Board has no comments to make regarding this planning application".</p>
Anglian Water	<p>Anglian Water have confirmed:</p> <ul style="list-style-type: none"> • the development is in the catchment of Flitwick Water Recycling Centre that will have available capacity for these flows; • the sewerage system at present has available capacity for these flows; and • a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water for further advice on this matter. <p>Anglian Water have recommended a condition for the submission of a phasing plan for the development.</p>
Public Protection	<p>The Council's Pollution Team have raised no objection subject to conditions to ensure noise impacts are assessed and can be mitigated as well as acceptable details are provided for extraction, odour control and discharge from commercial cooking operations.</p> <p>An informative note is requested for contamination.</p>
Trees and Landscaping	The Council's Arboriculturalist has raised no objection to the application subject to conditions requiring the submission of details of any works within the root protection area of trees to be retained, replacement tree planting and the submission of a Tree Protection Plan and Method Statement based on final layout proposals, this will include details of position of tree protection fencing and ground protection, areas where hard surfacing or foundations encroach into root protection areas and position of services, drainage and soakaways in relation to root protection areas.
Ecology	The Council's Ecologist has raised no objection to the application subject to a condition to secure an Ecological Enhancements.
Sustainable Growth and Climate Change	<p>The Council's Sustainable Growth and Climate Change Officer has raised no objection to the application subject to conditions to ensure:</p> <ul style="list-style-type: none"> • The development is to source at least 10% of its

energy demand from renewable or low carbon sources;

- All dwellings are to achieve the higher water efficiency standard of 110 litres per person per day;
- Climate change adaptation strategy is agreed with the council to ensure that dwellings and appropriate measures are implemented to minimise overheating;
- Care home is to achieve at least BREEAM very good standard for water and energy".

Public Art

The Council's Public Art Officer has requested a condition for the provision of public art.

Leisure and Open Space

The Council's Leisure Team have raised no objection to the proposed development subject to financial contributions and conditions to secure infrastructure to support needs arising from the development.

Bedfordshire Police Architectural Liaison Officer

The Bedfordshire Police Architectural Liaison Officer has raised concerns in relation to fear of crime and designing out crime.

Archaeology

The Council's Archaeologist has issued the following consultation response:

"The application area lies does not contain any known archaeological sites or features although there is evidence of post-medieval quarrying (HER 5971) within the boundary of the site. In addition, an archaeological evaluation on the land immediately adjacent in 2013 suggested that the area had undergone a series of possible quarrying and levelling activities during the modern period (Albion Archaeology, 2013). On this basis the archaeological potential of this area is currently considered to be low. Consequently, there would be no archaeological constraint on this development should it receive planning consent".

Strategic Housing

The Council's Housing Officer has issued the following consultation response:

Strategic Housing support this application as it provides for 48 affordable homes which provides for 36.4% affordable housing, complying with current affordable housing policy requirements. The supporting documentation indicates the proposal for the provision of 71% affordable rent and 29% intermediate tenure, equating to 34 affordable rented units and 14 units of intermediate tenure. The proposed tenure being acceptable.

Affordable housing requirement of 36.4% on all units other than those designated as dementia care, with dementia care categorised as use C2 whereby there are restrictions preventing affordable provision. Affordable housing provision will be sought on 132 dwellings.

Strategic Housing propose the application provides for 36.4% affordable housing from the 37 residential units equating to 14 affordable within the residential units and 36.4% provision from the 95 bed care home equating to 34 affordable units. This ensures an appropriate mix of affordable housing split between the residential dwellings and care home dwellings.

Outlined below is a suggested mix for the affordable housing. Whilst a suggested mix has been provided by Strategic Housing, Strategic Housing would welcome discussions with the applicant on the eventual affordable housing mix to ensure the mix is reflective of current needs, in particular around the mix and type of affordable rented units.

Residential dwellings affordable mix (36.4% of 37 residential dwellings; 14 affordable)

Affordable rent: 10 dwellings (71%)

Intermediate Tenure: 4 dwellings (29%)

Care Home dwellings affordable mix (36.4% of 95 Care Home dwellings; 34 affordable)

Affordable rent: 24 dwellings (71%)

Intermediate Tenure: 10 dwellings (29%)

It is noted the residential bungalows will be designed to Category 3 for accessibility and the residential flats built to Category 3 wheelchair accessible. This will help to meet the requirements of those in affordable housing need through the provision of more specialist unit types. The need for which is reflected in the Emerging Local Plan whereby the Emerging Plan outlines the need for more Category 3 dwellings coming forward. This form of provision is much welcomed by Strategic Housing.

We would like to see the affordable units dispersed throughout the site and integrated with the market housing to promote community cohesion & tenure blindness. 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 and welcome discussion surrounding the eventual affordable mix.

Adult Social Care
MANOP

The Council's Adult Social Care Team have expressed support for the application.

Community Facilities

No response received.

Education

Based on the development being restricted in occupation to persons over the age of 55 or those with disabilities, no contribution towards education infrastructure is sought.

Bedfordshire Clinical Commissioning Group	No response received, members will be updated in the late sheet.
Community Facilities	No response received, members will be updated in the late sheet.
Strategic Landscaping	<p>No objection following the submission of a Landscape and Visual Impact Assessment (LVIA). If an application is progressed to reserved matters stage, then the following points should be considered:</p> <ul style="list-style-type: none"> • Visually reconstructing roof lines and elevations employing different levels and angles, materials which are recessive in terms of colour, a mix of arrangement of materials, including recesses in elevations which enables intermittent shadows. • Panels of green / living walls to elevations orientated on to residential development and allotments. • Additional treed landscape mitigation around development edges and through development to aid visual mitigation and landscape enhancement.

Other Representations:

Neighbours	<p>Eight representations received five of which object to the proposal and one of which is supportive. The matters raised within the representations received have been summarised as:</p> <ul style="list-style-type: none"> • Consideration to car parking for the two bedroom bungalows for wheel chair users needs to be given. • Consideration of wheelchair users needs to be given to the design of the properties; • Insufficient car parking - each resident will require parking for themselves and the carers. At least two spaces per residence. • the facility will require access to medical facilities, both Flitwick and Ampthill surgeries are full; • a new doctors surgery should be undertaken before building this facility; • Traffic management within Flitwick needs to be addressed - area around the site and area around Tesco gridlocked; • Pavements up to the town facilities will need to be made safe for older people to use to access shops. • Excellent concept to address a growing need in Flitwick; • The opportunity for the provision of another doctors surgery within Flitwick is being missed, the over 55s bungalows should be replaced with a doctors surgery; • the site should provide a new supermarket; • object to three storey flats next to a bungalow; • Loss of light to No. 5 Common Farm Lane; • No step free access at Flitwick Railway Station and; • the site is away from amenities.
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Considerations

1. Principle

- 1.1 The proposal consists of residential development within use Classes C3 and C2 residential development with associated communal facilities and ancillary uses as well as associated development.
- 1.2 The development falls with Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). However the application has been screened and it has been determined that the proposal would not likely have a significant effect on the environment and therefore would not require an Environmental Impact Assessment.
- 1.3 The site is located within the settlement envelope of Flitwick. Policy CS1 of the adopted Development Plan defines Flitwick as a Major Service Centre for the purposes of the Development Plan. Policy DM4 permits development within settlement envelopes commensurate with the scale of a settlement taking into account the role of identified settlements within the Development Plan area.
- 1.4 It is considered that the proposed development would be in accordance with Policy DM4, which states: "Within the settlement envelopes of both major and minor service centres, the Council will approve housing, employment and other settlement related development commensurate with the scale of the settlement, taking account of its role as a local service centre".
- 1.5 The site in question remains within the settlement envelope of Flitwick, in the Emerging Local Plan. The Settlement hierarchy within the Emerging Plan defines Flitwick as a Major Service Centre for the purposes of the Emerging Plan and Policy SP7 of that plan states: "With Settlement Envelopes of both Major and Minor Service Centres, the Council will support housing, employment and other settlement related development proportionate to the scale of the settlement, taking account of its role as a local service centre".
- 1.6 It is considered that Policies CS1, DM4 and SP7 are supportive of the principle of the proposed development.
- 1.7 According to the Proposal Maps, the site forms Open Space, Sports and Recreation in the context of Policies CS3 and DM17 of the Core Strategy and Development Management Policies (2009). However this map indicates the former use of the site as a Leisure Centre. A leisure centre in Flitwick has now been provided on the neighbouring site, whereby it is considered that Policies CS3 and DM7, as well as the requirements within Policies EE13 and HQ4 of the Emerging Local Plan and the NPPF for re-provision has been satisfied. Therefore no conflict with these policies has been found.
- 1.8 Paragraph 84 of the NPPF states: "the use of previously development land, and sites that are physically well-related to existing settlements should be encouraged where suitable opportunities exist". It is considered that the site forms previously development land and is well-related to the existing settlement.
- 1.9 Paragraph 117 of the NPPF states: "Planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions".

- 1.10 It is considered that the re-use of previous developed land to meet identified specialist housing needs is supported by paragraph 117 of the NPPF.
- 1.11 For the reasons outlined within this response it is considered that the development in principle would be in accordance with Policies DM4, CS3 and DM7 of the Core Strategy and Development Management Policies (2009); Policies and SP7, EE13 and HQ4 of the Emerging Local Plan; as well as the NPPF.

2. Impact upon the amenity and living conditions of neighbouring occupiers

- 2.1 The application is for outline planning permission for all matters reserved, whereby matters relating to scale and layout are reserved.
- 2.2 Concern has been raised in relation to the impact of the proposed development upon the amenity and living conditions of neighbouring properties in the context of loss of light, outlook, privacy and overbearing impacts. It is considered that the proposed development could be designed to ensure that such impacts would not amount to unacceptable impacts in the context of Policy DM3 of the Core Strategy and Development Management Policies (2009).
- 2.3 The proposed development includes a number of ancillary commercial activities which could generate noise and smells. Having regard to the comments from the Pollution Officer, it is considered necessary relevant and reasonable to impose a condition that would require the submission of relevant information at a reserved matters stage to ensure that these commercial uses would not cause harm to the amenity of existing and future occupiers of neighbouring dwellings.
- 2.4 For the reasons outlined above it is considered that subject to conditions that the proposed development would not cause harm to the amenity or the living conditions of any neighbouring dwelling, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework.

3. The amenity and living conditions of future occupiers

- 3.1 This application forms an outline planning application with all matters reserved, whereby the detail of the development would be subject to a reserved matters application.
- 3.2 It is noted that the amenity spaces of dwellinghouses on the illustrative drawings do not appear to meet the Council's Design Guide Standards for private gardens. However, it is considered that due to proposed provision to meet the accommodation needs of persons over the age of 55 that the gardens would be usable, manageable and would provide an acceptable standard of amenity for the intended occupiers. Therefore subject to conditions to restrict the proposed dwellings to those aged over 55 it is considered that the proposed dwellinghouses would be acceptable within this context.
- 3.3 It is noted that three of the dwellings upon the illustrative layout may not feature an acceptable area of private amenity space either due to the absence of a private garden, communal garden or the private garden area being considered to be unusable. However, the drawings provided are indicative only and it is considered that with an amendment to the layout and/or housing mix, this could be addressed at the reserved matters stage. As such Officers are satisfied that from the information provided that the proposed quantum of dwellings to meet

the needs for older persons and a residential care home could be constructed within the site, whilst provide an acceptable standard of amenity for future occupiers.

3.4 Concern has been raised in relation to the lack of consideration in relation to Crime Prevention through design in the illustrative layout. However it is considered that the application is outline only and that such matters would be subject to consideration at the reserved matters stage.

3.5 For the reasons outlined above it is considered that the proposed development would accord with Policy DM3 of the Core Strategy and Development Management Policies; Policies HQ1 and H2 of the Emerging Local Plan; and the National Planning Policy Framework.

4. Impact on the character and appearance of the area, including the intrinsic character and beauty of the countryside

4.1 The site is located on previously developed land to the west of Steppingley Road, Flitwick. To the northwest of the site is the new Flitwick leisure centre and car parking area and to the Southwest of the site is Steppingley Road and open agricultural land beyond. It is noted that the agricultural field immediately to the southwest of the site forms an allocation within the Emerging Local Plan.

4.2 The site falls within the Mid Greensand Ridge Landscape Character Area, which features a contrast of arable land and densely wooded areas and creates contrasting perspectives from open and exposed to enclosed and sheltered. The views from public footpaths to the west of the site feature exposed views across the agricultural landscape towards the site. Such views are screened to some degree during the summer months by mature trees along Steppingley Road, however such views towards the site may be exposed in winter months.

4.3 It is indicated on illustrated drawings to retain existing frontage trees, which is supported. However the application is for outline planning permission with all matters reserved, whereby matters relating to landscaping, scale, appearance and layout are reserved.

4.4 A Landscape and Visual Impact Assessment has been submitted as part of the application. This document has been considered by the Landscape Officer, who has not raised an objection to the application. The Landscape Officer has highlighted several points for consideration, however these will be relevant for reserved matters stages.

4.5 Due to the probable scale of the proposed care home building, and the openness provided by the leisure centre car park, the large scale building illustrated upon the submission would be visually prominent, not only from the wider landscape but from the north and south along Steppingley Road. A building of such a scale and visual prominence will form a key landmark building and will need to be of a high quality design. Notwithstanding the above, the principle of a high quality landmark building is supported in this location, which shall be secured at the reserved matters stage. The design of the building will need careful consideration at reserved matters stage.

4.6 It is considered that subject to the proposed development being of a high quality design with suitable landscaping, in this edge of countryside location, it is considered that the proposed development would not cause harm to the character and appearance of the area. It is considered that any adverse harm would be outweighed by the benefits of the proposed scheme.

4.7 For the reasons outlined above it is considered that, subject to conditions, that the proposed development would be acceptable within the context of the built and natural environment. Furthermore; it is considered that a high quality development would not cause harm to the character and appearance of the area more generally. The proposal would conform with Policies DM3, DM14, CS14 and CS16 of the Core Strategy for the North of Central Bedfordshire; Policies HQ1, EE4 and EE5 of the Submission Central Bedfordshire Local Plan; the Central Bedfordshire Design Guide; and the NPPF.

5. Trees, Hedgerows, Biodiversity, Ecosystem Services and Natural Capital

5.1 The site does contain existing trees, which have the potential to be affected by development of the site, it is considered necessary, relevant and reasonable to impose a condition that would ensure that the layout agreed at reserved matters stage would seek to retain trees in accordance with the submitted details and replace any trees lost.

5.2 The application has been accompanied by an Ecological survey and the Council's Ecologist has raised no objection subject to a condition that would require a Ecological Enhancement Strategy to ensure the proposal can achieve net gains in biodiversity.

5.3 Paragraph 170 of the NPPF outlines that planning should "contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".

5.4 The site consists of previously developed land with some greenfield land and trees. The natural capital and ecosystem services that the site currently provides are acknowledged. However, it is considered that the benefits of development, including the provision of specialist accommodation to positively contribute towards the Councils housing need whilst providing temporary jobs during construction and providing employment generating uses would outweigh any negative impacts within this context. Furthermore, the development would support local services/ facilities and would be required at reserved matters stage to provide an appropriate landscaping scheme as well as a biodiversity enhancement scheme to mitigate the identified impacts in the context of landscaping, ecology, natural capital and ecosystem services. Therefore it is considered that development could deliver a net gain for biodiversity and would be acceptable in this wider context.

5.5 For the reasons outlined above it is considered that the proposed development, subject to conditions that would secure an acceptable landscaping scheme and biodiversity enhancements that would ensure a net gain for biodiversity would be acceptable in the context of policies CS18, DM3, DM14 and DM15 of the Core Strategy and Development Management Policies (2009) and policies EE2, EE4 and EE5 of the Submission Central Bedfordshire Local Plan, as well as the policies within the NPPF, in this context.

6. Car Parking, Highway Safety and Sustainable Modes of Transport

6.1 This application forms an outline planning application with all matters reserved, whereby the detail of access and on site car parking will be required to be approved at the reserved matters stage.

- 6.2 Concern has been raised in relation to highway safety and capacity by neighbours, however no objection has been received from the Highway Authority. The Highway Authority have confirmed that access to the site can be achieved. The development will not therefore result in a severe impact and is acceptable in terms of access and highway safety.
- 6.3 It is considered necessary to impose a condition relating to a travel plan, construction management plans and the provision of connections for ultra and low emissions vehicles.
- 6.4 Subject to conditions it is considered that the proposed development would be acceptable in the context of Car Parking, Sustainable modes of transport, Highway Safety and highway capacity, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and Policies T1, T2, T3, T4 and T5 of the Emerging Local Plan, as well as the policies within the NPPF, in that context.

7. Pollution

- 7.1 Although the site is considered to form previously developed land, the Council is unaware of any potentially contaminative past use. As such it is not considered necessary to impose a condition relating to the investigation or remediation of contamination.
- 7.2 The proposed development includes the construction of a large building and associated business uses. The proposed commercial uses and the installation of fixed plant and/or machinery associated with the development may emit noise. It is considered necessary, relevant and reasonable to impose conditions to ensure that the noise generated would be mitigated to not cause harm to the amenity of any existing or future residential occupiers.
- 7.3 For the reasons outlined above it is considered that subject to conditions it is considered that the proposed development would be acceptable within the context of pollution.

8. Surface Water and Foul Drainage

- 8.1 Anglian Water has confirmed that the existing sewerage network and treatment works have/ will have available capacity to serve the needs of the proposed development. It is therefore not considered necessary to impose a condition in relation to Foul Drainage or phasing of a development of this scale.
- 8.2 The Lead Flood Authority, the Environment Agency and the Internal Drainage Board have raised no objection to the proposed development, subject to a conditions that would ensure suitable surface water drainage is provided to serve the site and maintained.
- 8.3 For the reasons outlined above subject to conditions it is considered that the proposed development would be acceptable within this context, in accordance with Policy CS13 of the Core Strategy and Development Management Policies (2009); Policies CC3, CC5 and CC6 of the Emerging Local Plan; and the NPPF.

9. Sustainable Design and Climate Change

- 9.1 Policies DM1, DM2 and CS13 of the Core Strategy and Development Management Policies (2009) and Policy CC1 of the Emerging Local Plan, seek to reduce the energy and water supply demand of developments, in the context of sustainable design, climate change and water shortage.

- 9.2 It is considered necessary, relevant and reasonable to impose a condition that would ensure that 10% of the energy demand from the development is met by renewable or low carbon sources, in accordance with Policy DM1 of the Core Strategy and Development Management Policies (2009) and Policy CC1 of the Emerging Local Plan.
- 9.3 Policies CS13 and CC1 requires that all developments to be designed with climate change in mind taking account of increase in rainfall and temperature. It is considered necessary, relevant and reasonable to impose a condition to ensure a Climate Change Adaptation Strategy is submitted at reserved matter stage to demonstrate the design measures incorporated to minimise overheating.
- 9.4 Policy DM2 requires developments to achieve a higher water efficiency standard of 110 litres per person per day to mitigate against potential water shortages. It is considered necessary, relevant and reasonable to impose a condition that would ensure that the latter is achieved.
- 9.5 For the reasons outlined above, subject to conditions it is considered that the proposed development would be acceptable within the context of Policies DM1, DM2 and CS13 of the Core Strategy and Development Management Policies (2009) and Policy CC1 of the Emerging Local Plan, as well as the NPPF.

10. Archaeology

- 10.1 Having regard to the advice from the Council's Archaeologist the archaeological potential of the application site is currently considered to be low. Consequently, there would be no archaeological constraint on this development and requirement for archaeological excavation. There will therefore be no harmful impact on heritage assets of archaeological significance.

11. Public Art

- 11.1 In the context of Policy DM3 of the Core Strategy and Development Management Policies and Policy HQ7 of the Emerging Local Plan, when considering the scale of the proposed development, as well as its character and location, it is considered necessary to impose a condition that would ensure the provision of Public Art as part of development.

12. Affordable Housing, Accessible Homes and Self/Custom Build

12.1 Affordable Housing

- 12.2 The Council's requirement for affordable housing applies to all C3 units (excluding C2 units due to restrictions preventing affordable provision). Thereby the proposed development would be required to provide a total of 48 affordable homes which provides for 36.4% affordable housing, in accordance with Policy CS4 of the Core Strategy and Development Management Policies (2009). The supporting documentation indicates the proposal for the provision of 71% affordable rent and 29% intermediate tenure, equating to 34 affordable rented units and 14 units of intermediate tenure, which is considered to accord with Policy CS4 of the Core Strategy and Development Management Policies (2009).

- 12.3 Strategic Housing have propose the application provides 14 affordable units restricted to persons over 55 years of age and 34 affordable extra care units. This ensures an appropriate mix of affordable housing split between the

dwellings restricted to persons over 55 years of age and the extra-care units, as well as ensuring compliance with the Council's requirements in the context of clustering and housing mix under Policies CS4 and DM10 of the Core Strategy and Development Management Policies (2009).

12.4 Accessible Homes

12.5 The proposed development includes the provision 37 dwellings, which are to be designed to meet the requirements of Category M4(3) of the Building Regulations (wheelchair accessible housing). It is considered that Category M4(3) homes form an identified need within the Council's Strategic Housing Market Assessment (2017) and meeting this need forms a benefit of the proposed development, weighing in the schemes favour. It is considered necessary, relevant and reasonable to impose a condition that would ensure that any proposed Category M4(3) homes are secured.

12.6 External Space Standards and Occupational Restrictions

12.7 The proposed development includes the provision of single level dwellings designed to meet the needs of persons aged 55 or over. The indicative layout has not demonstrated that the number of dwellings can be achieved whilst meeting the Council's external space standards applicable to standard housing stock. However it is considered that manageable gardens can be achieved which would be appropriate for those aged 55 or over or those with disabilities. The Council's SHMA identifies the need of accommodation to meet the needs of these persons.

12.8 It is considered that subject to a condition that would restrict the occupation of these dwellings to those aged 55 or over or those with disabilities that the proposed dwellings would be of an appropriate design and would provide an appropriate standard of living for the intended occupiers. Infrastructure contributions would be reflective of this restriction.

12.9 Self and Custom Build

12.10 The Council's Self and Custom Build Officer has requested the provision of at least four serviced plots for self and custom build dwellings to meet identified needs. However when considering the nature of the scheme, which has been designed to meet a range of specialist and specific housing needs for older persons, it is not considered necessary to require the provision of self and custom build plots, in this instance.

13. Infrastructure Provision and Contributions

13.1 It is not clear from the information available or discussions with the applicant whether or not the site will be developed by the Council or sold off in full or partially to a private developer to build out. Whilst the applicant (CB) cannot enter into a S106 legal agreement with itself, it is nonetheless important that appropriate mitigation measures are secured and put in place to offset the impact of the development on existing infrastructure. Officers recommend that a planning condition is included within any grant of planning permission which requires the applicant to set out a strategy to address infrastructure requirements. The planning condition will also require that any private developer (i.e. not the applicant, CBC) who purchases part or whole of the site and builds out part or all of the development, to enter into a legal agreement pursuant to S106 of the Act to provide financial contributions relating to these matters.

- 13.2 Policy CS2 of the Core Strategy and Development Management Policies (2009) states that developers are required to make contributions as necessary to offset the cost of providing new physical, social, community and environmental infrastructure.
- 13.3 Policy CS2 is considered to be in accordance with Paragraph 56 of the NPPF which states: Planning obligations must only be sought where they meet all of the following tests:
(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.
- 13.4 These tests are also set out by Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).
- 13.5 The Leisure Officer has indicated that the following necessary, relevant and reasonable contributions are required to meet the sports needs arising from the development, if on-site provision is not provided. The following sports project has been identified (based on costs and values at the date of the consultation response):
- Indoor Sport: £116,970.00 towards reconfiguring the fitness suite at Flitwick Leisure Centre; and
 - Outdoor Sport: £47,029.00 towards improvement works at Flitwick Cricket Club, including redevelopment of the pavilion.
- 13.6 The Leisure Officer has also indicated the requirement for the provision of on site open space which shall be secured by condition. Due to the nature of the proposed dwellings it is considered that contributions towards Children's Play is not necessary.
- 13.7 The Education Authority have requested no infrastructure contribution from the development subject to the proposed dwellings being restricted in occupation to those aged 55 or over or those with disabilities.
- 13.8 The NHS and Community Officer have been consulted on this application and have been chased for a response. However, at the time of writing no representation has been received. If a representation is received prior to the Development Management Committee, the Committee shall be updated through the late sheet. However in the absence of a representation, there is no evidence provided by the statutory body responsible for healthcare and Community Facilities to suggest that the existing or planned capacity of facilities is unable to accommodate the growth arising from this development and no necessary, relevant or reasonable contribution towards an infrastructure project has been identified that would comply with the Community Infrastructure Levy Regulations.
- 13.9 The Committee are advised that the Council will be unable to enter into a S106 agreement with itself and as such contributions may need to be secured by other means. It is considered necessary to impose a condition that would ensure that in the event the Council sell the land for development that a S106 agreement will be required with any future landowner. The detail of such a condition will be included on the late sheet.

14. Human Rights and Equality Act issues

- 14.1 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.

15. Conclusion

- 15.1 The site is located within the settlement envelope of Flitwick and upon previously developed land, whereby the principle of the proposed development is supported.
- 15.2 The benefits of development include the provision of specialist accommodation to positively contribute towards the Councils housing need whilst providing temporary jobs during construction and providing employment generating uses. It is considered that the latter benefits would outweigh any harm identified.
- 15.3 For the reasons outlined within this report, the development is considered to be sustainable and no harm has been identified that would outweigh the benefits of the development. The application is recommended for approval subject to conditions.

Recommendation:

That Outline Planning Permission be **GRANTED** subject to the following Conditions:

RECOMMENDED CONDITIONS

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as 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 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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.

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 The number of dwellings approved shall not exceed 37 residential dwellings (Use Class C3), 95 extra care housing apartments (Use Class C3) and a 70 bedroom residential care home (Use Class C2).

Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

- 5 Any subsequent reserved matters application submitted under Condition 2 of this permission shall accord with the "Conclusions" within the Report titled: "Arboricultural Report & Tree Constraints Plan 2018-04(10)" and shall include the submission of an Arboricultural Method Statement (conforming to BS 5837) and Tree Protection Plan, detailing methods to be undertaken to protect retained trees during construction, as well as details and methods for construction activities within close proximity to any retained trees. The development and works shall be carried out in full accordance with the approved Arboricultural Method Statement and Tree Protection Plan. All tree works shall be carried out in accordance with BS 3998 Recommendations for Tree Work (2010) (as amended).

Reason: To ensure the protection of retained trees, in accordance with Policies CS16, DM14, DM15 and DM3 of the Core Strategy and Development Management Policies (2009); Policy EE4 of the Emerging Local Plan; and the NPPF.

- 6 The landscaping details required to be submitted by Condition 2 of this permission shall include a soft landscaping scheme to include replacement tree and hedgerow planting. The landscaping shall be carried out as approved.

Reason: To ensure the replacement of trees and hedgerows lost as a result of development, in accordance with Policies CS16, DM14, DM15 and DM3 of the Core Strategy and Development Management Policies (2009); Policy EE4 and EE5 of the Emerging Local Plan; and the NPPF.

- 7 The first reserved matters application shall include an Open Space Scheme with a minimum of 0.576ha of Public Open Space including Large Formal Recreation Areas and Small Amenity Spaces. The scheme shall include details of the location, layout, size, proposed planting, location and specification of boundary structures, furniture and materials. The development shall be carried out as approved.

Reason: To ensure an acceptable provision of public open space within the site and to ensure the replacement of trees and hedgerows lost as a result of development, in accordance with Policies CS16, DM14, DM15, DM17 and DM3 of the Core Strategy and Development Management Policies (2009); Policy EE4, EE5 and EE13 of the Emerging Local Plan; and the NPPF.

- 8 No building hereby approved shall be first occupied or first brought into use until a Soft Landscaping and Open Space Management and Maintenance Plan, to include timescales/triggers for implementation and completion of all Soft Landscaping areas has been submitted to and approved in writing by the Local Planning Authority. The Soft Landscaping and Open Spaces shall be completed in accordance with the approved timescales/triggers and shall thereafter be maintained and managed in accordance with the approved Soft Landscaping and Open Space Management and Maintenance Plan.

Reason: To ensure the implementation and completion of public open space and soft landscaping, as well as to ensure the provision of appropriate management and maintenance of public open space, in accordance with Policy DM17 of the Core Strategy and Development Management Policies (2009); Policy EE13, EE8, EE2, of the Emerging Local Plan; and the NPPF.

- 9 Any application for the approval of reserved matters except any application that relates solely to access shall include details of the existing and final ground, ridge and slab levels of the buildings. The details shall include sections through both the site and the adjoining properties and the proposal shall be developed in accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policy HQ1 of the Emerging Local Plan and the NPPF.

- 10 **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) 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:L2190, P1 November 2018), and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented as approved. Any variation to the connections and controls indicated on the approved details which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval.**

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.

- 11 No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

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 Written Statement HCWS161.

- 12 The first reserved matters application submitted to the Local Planning Authority and any subsequent reserved matters application for the approval of details including access to the site shall include details of the junction of a vehicular access to the site with the public highway and the visibility splays to be provided at the junction of the access with the public highway. No building hereby approved shall be first occupied or first brought into use until the access to the site has been constructed in accordance with the approved access details and the visibility splays have been provided free of any obstruction to visibility. Thereafter the visibility splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and premises, as well as to ensure the provision of adequate

visibility between the existing highway and the proposed access, to make the access safe and convenient for the traffic which is likely to use it.

- 13 Any application under condition 2 for the approval of layout and/or landscaping shall include a hard surfacing phasing plan with triggers or timescales for the surfacing and completion of all roads, footways, cycleways and car parks within the site. Thereafter the development shall be completed in accordance with the approved phasing plan.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times and to secure high quality development, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policy T1 and T2 of the Emerging Local Plan; and the NPPF.

- 14 Subsequent applications under condition 2 for the approval of layout, scale or landscaping shall include cycle parking to serve the employment generating uses hereby approved in accordance with the Central Bedfordshire Design Guide (September 2014) or the Council's standards applicable at the time of submission. Each building hereby permitted shall not be first occupied or brought into use until the cycle parking spaces to serve that building as indicated on the approved drawings have been provided in accordance with the approved details. Thereafter the cycle parking spaces serving the employment generating uses shall be kept available for cycle parking at all times.

Reason: to promote sustainable modes of transport, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policies T1 and T3 of the Emerging Local Plan; and the NPPF.

- 15 No dwelling shall be first occupied until a scheme for the upgrade of bus stop facilities (shelters and additional footway to serve the westbound bus stop) in the vicinity of the development entrance has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the re-siting of any Statutory Undertakers equipment or street furniture to provide an unobstructed footway to the crossing. Thereafter no dwelling shall be first occupied until the scheme has been completed in full accordance with the approved details.

Reason: In the interests of road safety and pedestrian movement, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policy T1, T2 and T4 of the Emerging Local Plan; and the NPPF.

- 16 No dwelling shall be occupied until a scheme for a Puffin crossing to cater for westbound bus services along Steppingley Road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the re-siting of any Statutory Undertakers equipment or street furniture to provide an unobstructed footway to the crossing. Thereafter no dwelling shall be first occupied until the scheme has been completed in full accordance with the approved details.

Reason: In the interests of road safety and pedestrian movement, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policy T1 and T2 of the Emerging Local Plan; and the NPPF.

- 17 The development shall not be first occupied until a full residential travel plan has been submitted to and approved in writing by the Council, such a Travel Plan to include details of:
- Predicted travel to and from the site and targets to reduce car use
 - Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks
 - Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport
 - Timetable for implementation of measures designed to promote travel choice
 - Plans for monitoring and review, annually for a period of 5 years, at which time the obligation will be reviewed by the planning authority
 - Details of the provision of cycle parking in accordance with Council guidelines
 - Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs. Welcome packs to include;
 - Walking, cycling, public transport and rights of way information. Site specific travel and transport information
 - Travel vouchers
 - Details of relevant pedestrian, cycle and public transport routes to/ from and within the site
 - Copies of relevant bus and rail timetables
 - Details of the appointment of a Travel Plan Co-ordinator

No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan [or implementation of those parts identified in the Travel Plan as capable of being implemented prior to occupation]. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: to promote sustainable modes of transport, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policies T1 and T4 of the Emerging Local Plan; and the NPPF.

- 18 As part of any reserved matters application a scheme for the provision of spaces and electric charging connection points to serve the development shall be submitted for the approval by the Local Planning Authority. The scheme shall include a timescale for implementation. The approved scheme shall be implemented in accordance with the details approved.

Reason: The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles, in accordance with Policy T5 of the Emerging Local Plan and Paragraph 105 of the NPPF.

- 19 **No development shall take place 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 of the method statement 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;**

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

Reason: Details required prior to the commencement of development to ensure development is ecologically sensitive and secures biodiversity enhancements that are integrated into the development in accordance with the National Planning Policy Framework.

20 Any application under condition 2 for the approval of layout, scale and appearance shall include a Climate Change Adaptation Strategy detailing measures taken to minimise overheating of buildings, as well as details to demonstrate:

- all dwellings would achieve the requirement to source 10% of energy demand from renewable or low carbon sources;
- all dwellings would achieve the higher water efficiency standard of 110 litres per person per day; and
- that the Care home building would achieve at least BREEAM very good standard for water and energy.

The development shall be carried out in full accordance with the approved details.

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with Policies DM1, DM2 and CS13 of the Core Strategy and Development Management Policies (2009) and Policy CC1 of the Emerging Local Plan, as well as the NPPF.

21 No Building hereby approved shall be first occupied or first brought into use until a Public Art Plan is submitted to and approved in writing by the Local Planning Authority. The Public Art Plan shall include:

- the Brief for involvement of artists, site context, background to development, suitable themes and opportunities for Public Art
- Method of commissioning artists / artisans;
- details of community engagement;
- details of the art commissioned;
- location and siting of public art;
- implementation and completion timescales/ phasing; and
- Maintenance and Management Plan.

The Public Art Plan and the Public Art shall be implemented and Completed in full and as approved details and shall be maintained in accordance with the approved Maintenance and Management Plan.

Reason: To enhance the public realm, promote local distinctiveness and to secure high quality development, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policy HQ7 of the Emerging Local Plan; and the NPPF.

22 Any subsequent reserved matters application submitted under Condition 2 of this permission, other than that which solely relate to access, shall include the submission of a Noise Impact Assessment, to assess the noise from road traffic and exiting/ proposed commercial noise sources (including any fixed plant and/or machinery) and the impact of noise on existing and the proposed sound sensitive premises. Where shown to be necessary by the Noise Impact Assessment any subsequent reserved matters application submitted under Condition 2 of this permission, other than that which solely relate to access, shall include the submission of a scheme of measures for protecting the existing and proposed sound sensitive premises from road and/or commercial noise sources. Thereafter each sound sensitive premises or commercial unit shall not be first occupied or first brought into use until the approved scheme of measures to protect that premises or neighbouring premises from noise has been implemented in accordance with the approved details, and shown to be effective. Thereafter the approved measures for protecting sound sensitive premises shall be retained in perpetuity.

Reason: to safeguard the amenity and living conditions of existing and future occupiers of dwellings and sound sensitive uses, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policies HQ1 and CC8 of the Emerging Local Plan; and the NPPF.

23 No building containing commercial premises or a residential institution hereby approved shall be first brought into use until, a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to the atmosphere from commercial cooking operations, including and external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the building is first brought into use. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out.

Reason: To protect the amenity of neighbouring occupiers and uses in the context of odour control, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009); Policies HQ1 and CC8 of the Emerging Local Plan; and the NPPF.

24 Any subsequent application under Condition 2 of this permission for the approval of layout, scale or appearance, shall include a plan indicating the Category of each dwelling in the context of requirements of M4(1), M4(2) and M4(3) of Schedule 1 to the Building regulations 2010 (Approved Document M), including sub categories of those requirements (or any amendment or replacement to those Regulations applicable at the time). The development shall be completed in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the delivery of optional requirements for accessible homes to meet identified needs, in accordance with Policy DM10 of the Core Strategy and Development Management Policies (2009); Policies H1, H2 and H3 of the Emerging Local Plan; and the NPPF.

25 Any subsequent reserved matters application shall include a plan identifying 37 residential dwellings to be restricted to the occupation by at least one person:
a) aged 55 or older, and/or persons with a physical or mental impairment

that has a substantial and long-term negative effect on their ability to do normal daily activities (definition of disability under the Equality Act 2010); or
b) a widow or widower of such a person or persons.

Thereafter the identified 37 residential dwellings shall be occupied by at least one person so described, unless otherwise approved in writing by the Local Planning Authority.

Reason: To meet the accommodation needs of older persons and those with disabilities as defined by the Equality Act 2010, in accordance with the NPPF.

- 26 Development shall not commence until a scheme for the provision of affordable housing as part of the development has been approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future national policy that replaces it. The scheme shall include:
- i) The number, type and location on the site of the affordable housing provision to be made which shall consist of not less than 35% of dwelling units including extra care units;
 - ii) The tenure shall be split 71% affordable rented and 29% intermediate tenure;
 - iii) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing including extra care units;
 - iv) The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Housing Provider is involved;
 - v) Details on the arrangements to ensure that the provision is affordable for both the initial and subsequent occupiers of the affordable housing; and
 - vi) The occupancy criteria used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: Details are required prior to the commencement of development to ensure the policy compliant provision of affordable homes to meet identified needs, in accordance with Policies CS4 and DM10 of the Core Strategy and Development Management Policies (2009) and the NPPF.

- 27 **No development shall take place until a mitigation scheme for the delivery of infrastructure projects to meet the additional demand arising from the development or in the event of Council Land Transfer of any part of the site to a developer a Section 106 agreement has been entered into to secure financial contributions towards outdoor sports and indoor sports infrastructure projects, in the form of the draft attached hereto. The mitigation scheme shall include timescales/triggers for completion. Thereafter the mitigation scheme shall be implemented and completed in full accordance with the approved details and in accordance with the approved timescales/ triggers.**

Reason: To secure appropriate contributions towards the social and community infrastructure needs of the local community, in accordance with the NPPF.

- 28 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 23-27-18-1-1002 001.

Reason: To identify the approved plans 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 while the Council has no reason to believe this site is contaminated, and is not aware of any potentially contaminative past use, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.
3. The applicant is advised that in order to comply with Highway 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

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 all car parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Design Guide 2014.
5. 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.
6. A public sewer is shown on record plans within the land identified for the proposed development. Anglian Water have indicated that the development proposals would appear to affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter.

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

The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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 Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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