

Item No. 5

APPLICATION NUMBER	CB/18/00223/OUT
LOCATION	Land to the rear of Stondon Lower School and playing fields, Upper Stondon, SG16 6QB
PROPOSAL	Outline: Formation of new access together with residential development of 40 dwellings together with associated landscaping and engineering operations
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Delgarno, Shelvey & Wenham
CASE OFFICER	Matthew Heron
DATE REGISTERED	17 January 2018
EXPIRY DATE	8 May 2018
APPLICANT	Optimus Consulting
AGENT	Optimus Consulting
REASON FOR COMMITTEE TO DETERMINE	Major development contrary to existing Development Plan
RECOMMENDED DECISION	Outline application – Recommend approval subject to completion of legal agreement

Summary of Recommendation

The proposal, for residential units outside of a settlement boundary, conflicts with the current settlement strategy of the Council (denoted by Policies CS1 and DM4). This weighs against the grant of permission.

It is acknowledged that there would be some harm to the landscape character. However, when considered in the round, the development represents a logical expansion to the settlement and would contribute significantly to the economic and social dimensions of sustainability.

In the overall balancing exercise required, the identified harm and conflict with the Development Plan would be significantly out-weighed by the benefits of this scheme, particularly when assessed against the National Planning Policy Framework as a whole.

Site Location:

The application site is located to the north-east of Hillside Road, within the western part of Lower Stondon. The site is predominantly open paddock land comprising a

small storage shelter. To the north east the site is bound by established vegetation and residential curtilages. To the south east there is residential built form and beyond the south western boundary there are playing fields and play facilities.

The Application:

This application seeks outline planning permission, with all matters except access reserved, for the construction of 40 residential units.

The application should also be considered in conjunction with application ref. CB/18/00231/FULL which proposes the demolition of an adjacent village hall and sports pavilion and the provision of a new Village Hall, Sports Pavilion, Tennis Court, School Play Ground together with improved car parking, footways, fences, gates, landscaping and associated engineering operations.

RELEVANT POLICIES:

National Planning Policy Framework (March 2018)

Core Strategy and Development Management Policies - North 2009

Policy CS1 – Development Strategy

Policy CS2 – Developer Contributions

Policy CS7 – Affordable Housing

Policy CS13 – Climate Change

Policy CS14 – High Quality Development

Policy CS16 – Landscape and Woodland

Policy CS18 – Biodiversity and Geological Conservation

Policy DM2 – Sustainable Construction of New Buildings

Policy DM3 – High Quality development

Policy DM4 – Development Within and Beyond Settlement Envelopes

Policy DM10 – Housing Mix

Policy DM14 – Landscape and Woodland

Policy DM15 – Biodiversity

Central Bedfordshire Local Plan - Emerging

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

CB/18/00231/FULL - Demolition of existing village hall and sports pavilion and provision of a new Village Hall, Sports Pavilion, Tennis Court, School Play Ground together with improved car parking, footways, fences, gates, landscaping and associated engineering operations. Pending consideration.

Consultees:

Stondon Parish Council

“RESOLVED that this application is SUPPORTED by the Council subject to the developments being considered together.

We want to see that both developments (CB/18/00231/FULL and CB/18/00223/OUT) are considered as a single entity in relation to any S106, Reserved matters and relating legal agreements, along with confirmation from the Planning Department that they will follow our request.”

Tree Officer

“We now have a detailed Arboricultural Impact Assessment and Tree Protection Plan, details of which are acceptable.”

Landscape Officer

“If an application were to be progressed the following would also be required:

- 1. Landscape mitigation / enhancement strategy, and including SuDS, to inform detailed planting proposals.*
- 2. There would also be a requirement for a Landscape and Environmental Management Plan covering construction and post construction.”*

Leisure and Open Space Officer

Recreation and open space

Due to the proximity to the existing play area, a contribution in lieu of on-site facilities should be sought toward the upgrading of the existing play area on the Station Road playing field. A contribution of £25k is sought based on the cost of an on-site Super Lap play area.

Playing pitch provision

As on-site sport provision is not proposed for this development a contribution of £12,993 is sought towards the provision of the sports facility requirements identified by the PC:

- Provision of a MUGA
- Provision of tennis court at Pollards Way

Housing Officer

“I support this application as it provides for 14 affordable homes which reflects the current affordable housing policy requirement of 35%. The supporting documentation does not indicate the tenure split of the affordable units. The Strategic Housing Market Assessment (SHMA) has identified a tenure requirement from qualifying affordable housing sites as being 73% affordable rent and 27% intermediate tenure. This makes a requirement of 10 units of affordable rent and 4 units of intermediate tenure (shared ownership) from the development.”

Education Officers

Total financial contributions requested:

EY	£0
Lower	£0
Middle	£139,127.04
Upper	£170,606.59

The middle school contribution would go towards an expansion of Robert Bloomfield Academy, or Henlow Academy, or such other identified education project (in accordance with reg 123(3) as identified by Central Bedfordshire Council and notified to the owner/developer.

The upper school contribution would be used to create additional places within the upper school age range at a school providing places for children living on the development at Samuel Whitbread Academy or such other identified education

projects (in accordance with reg 123(3) as identified by Central Bedfordshire Council and notified to the owner/developer.

Environmental Health – No objection subject to relevant conditions.

Ecology – No objection subject to relevant conditions.

SuDS Officer – No objection subject to relevant conditions.

Anglian Water – No objection subject to relevant conditions.

Archaeology – Comments will be presented to Members following completion of geophysical surveys.

Highways Team – No objection subject to relevant conditions.

Local Residents

3 letters of objection have been received from surrounding addresses. Comments are summarised as:

- Harm in terms of highway safety.
- Increased traffic and congestion.
- Increased pressure on local services and facilities.
- Harm to living conditions in terms of loss of privacy.
- Concern in terms of flooding and drainage.
- Harm to biodiversity.
- Loss of playing pitches.

Determining Issues:

The main considerations of the application are;

1. The principle of the development
2. The quality of the design and the impact upon the character of the area
3. The impact upon living conditions
4. Highway safety and parking provision
5. Other material considerations
 - i) Sustainability
 - ii) Ecology
 - iii) Flooding and Drainage

- iv) Affordable Housing and Contributions
- v) Contaminated Land
- vi) Archaeology

Considerations

1. The principle of the development

- 1.1 The application site is located outside of the defined 'settlement envelopes' of nearby villages and the Council can currently demonstrate a five year supply of housing land.
- 1.2 It is acknowledged that the approach of Policy DM4 in seeking to control the principle of development beyond settlement boundaries is more restrictive than the balanced, cost/benefit, approach set out in the Framework. The balancing of harm against benefit is a defining characteristic of the Framework's overall approach. However, this policy also seeks to ensure development is channelled to more sustainable settlements, away from isolated rural locations which have limited access to services and facilities. In this respect, Policy DM4 is entirely consistent with the thrust of the Framework which seeks to promote sustainable social, economic and environmental development. Overall, it is considered that at least moderate weight may still be attributed to this policy in the determination of this application as the Council seeks to deliver planned development in a sustainable manner.
- 1.3 The proposal, for residential units outside of a settlement boundary, conflicts with the current settlement strategy of the Council (denoted by Policies CS1 and DM4). This weighs against the grant of permission.
- 1.4 Notwithstanding this identified conflict with the existing Development Plan, it should be noted that the application site has progressed towards allocation within the Submission Version of the emerging Local Plan. Accordingly, the application site will be considered for formal allocation by the Planning Inspectorate. This development may therefore comply with the emerging plan-led approach of the Council and the possibility of formal allocation weighs in favour of this development. However, in accordance with the NPPF only limited weight should be given to this factor.

2. The quality of the design and the impact upon the character of the area

- 2.1 Policies CS14, DM3 and DM14 seeks to ensure proposals are of a high quality of design, respect the local context in which they are in, are appropriate in terms of scale and have an acceptable impact upon the landscape. Chapter 12 of the Framework emphasises the importance of good design in context and, in particular, paragraph 127 states developments should function well, add to the

overall quality of the area, establish or maintain a strong sense of place and be sympathetic to local character.

- 2.2 The application site is predominantly open paddock land comprising a small storage shelter. To the north east the site is bound by established vegetation and residential curtilages. To the south east there is residential built form and beyond the south western boundary there are playing fields and play facilities. Given the existence of established vegetation, views of the site are somewhat restricted from the public footpath to the north west. There would also be restricted views from certain vantage points along the surrounding highways network. Overall, the site is considered to be visually well enclosed.
- 2.3 Under the adopted Development Plan, the site is not an identified 'gap' in policy terms and comprises no discernible landscape features. Given the existence of built residential form immediately adjacent to the several site boundaries and the playing pitches and school site to the south west, it is considered that this development would represent a logical expansion to the village.
- 2.4 The scale of units could be appropriately managed through associated reserved matters applications and sufficient space would be left about them to ensure that they did not appear cramped upon their plots. Furthermore, a Landscaping Plan could be submitted and considered through reserved matters applications to ensure that built form is appropriately softened.
- 2.5 Though the extent to which the development would be visible would depend upon details reserved for future determination, and it is anticipated that views of the units would be screened by established and proposed vegetation, it is acknowledged that the final form of the proposal would result in residential development on land predominantly absent of built form. This would not result in the merging of settlements or harm to the wider landscape character, but would add to the erosion of the countryside.
- 2.6 Overall, there would be some visual and landscape harm arising from the loss of the site's open and undeveloped character. However, this could be mitigated, through the appropriate management of elements reserved for future consideration and through conditions. As such, the proposal would not result in significant harm in this regard.

3. The impact upon living conditions

- 3.1 Policy DM3 aims to preserve neighbouring amenity. Furthermore, guidance in paragraph 127 of the Framework is to always seek to secure high quality design and good standard of amenity for all existing and future users.
- 3.2 Though the overall layout is a matter reserved for future consideration, with regard to the indicative layout provided, it is considered that, given the size of the

application site, units could be positioned and designed in such a way as to not result in significant and demonstrable harm to the living conditions of surrounding units, in terms of overbearing, overlooking and loss of light. Furthermore, given the scale of the proposal, it is not considered that the access would result in significant harm in terms of increased noise and disturbance from vehicular movements associated with the development.

- 3.3 Additionally, the construction of units must adhere to environmental health legislation (which, amongst other things, manages the hours of construction to appropriate times and ensures dust must be suppressed).
- 3.4 Finally, turning to the living conditions of future occupants, Environmental Health Officers have raised concern with regards to the proximity of proposed facilities (particularly the MUGA) proposed under associated application ref. CB/18/00231/FULL. Accordingly, it is recommended that a condition is imposed requesting the submission of an appropriate noise mitigation scheme, informed by relevant assessments. This would ensure that the proposal affords suitable living conditions of future residents.

4. Highway safety and parking provision

- 4.1 Guidance within the 'Design for Central Bedfordshire: A Guide for Development' states that, generally, one bedroom units will require one parking space, two and three bedroom units will require two parking spaces and four bedroom units will require three spaces.
- 4.2 Though plots seem large enough to accommodate sufficient off-road parking, the overall layout of units is reserved for future consideration. However, a condition requested by Highways Officers would ensure that parking provision is in accordance with the Council's standards applicable at the time of submission of reserved matters applications. Further, a condition is recommended ensuring car parking spaces provide charging stations for electric vehicles.
- 4.3 Turning to highway safety, on discussion with Highways Officers it is considered that revised plans demonstrate that the access would be suitable. Further, vehicular movements associated with this development could be incorporated on to the existing highways network.
- 4.4 Subject to the imposition of relevant conditions, no objection is raised by Highways Officers and the development would not prejudice vehicular or pedestrian safety.

5. Other material considerations

(i) Sustainability

- 5.1 The Framework adopts a broad definition of sustainable development in that the document, taken as a whole, constitutes the Government's view of what sustainable development means in practice. The Framework also establishes that the purpose of the planning system is to contribute to the achievement of sustainable development, which includes economic, social and environmental dimensions.

Social

- 5.2 The proposal would make a valuable contribution to the existing housing stock. Given that one of the key aims of the Framework is to significantly boost the supply of housing, the proposal is considered sustainable in this regard and significant weight in favour of the proposal is attached to this factor.
- 5.3 It is noted that concerns have been raised with regard to the increased pressure that this development would place upon existing services in the area. However, Education Officers have requested financial contributions to ensure that this proposal would not result in an unacceptable impact on education facilities. Further, the scheme associated with this development would provide for improvements to the adjacent lower school and a building for early years education. Accordingly, the impact of the development in this regard will be suitably managed. Additionally, no contributions have been requested by the NHS. Taking this into account, and given that this body has a statutory duty to provide for health care, it is not considered that this development would result in unacceptable pressures to this particular service.

Economic

- 5.4 The proposal would also result in economic benefits, through the purchase of materials and services in connection with the construction of the dwellings and an increase in local household expenditure. The proposal is considered sustainable in this regard, which again weighs in favour of the grant of permission.

Environmental

- 5.5 It is acknowledged that the proposal would result in some harm to the character of the area. However, the proposal is within close proximity to services and facilities and, overall, the development would not be environmentally unsustainable.

(ii) Ecology

- 5.6 The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework (paragraphs 170-177), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and

Countryside Act 1981, Conservation of Habitats and Species Regulations 2010 as well as Circular 06/05. Furthermore, Policy CS18 seeks to support the maintenance and enhancement of habitats and states that development that would fragment or prejudice the biodiversity network will not be supported.

- 5.7 The application site is not within a designated local or national wildlife area. Though the development at this site would not result in a net gain in biodiversity, the development is linked to application ref. CB/18/00231/FULL. This development proposes a wildflower meadow and garden which will be legally secured. Accordingly, this linked proposal would afford considerable net gains for biodiversity and, subject to a condition requiring the submission of a management plan for the above mentioned areas, the proposal is considered acceptable in this regard.

(iii) Flooding and Drainage

- 5.8 Policy CS13 seeks to ensure that proposals incorporate suitable drainage infrastructure.
- 5.9 The site lies wholly within Flood Zone 1 – indicating a low probability of flooding. Further, on discussion with internal Drainage Engineers, it is considered that, subject conditions requesting the submission of a detailed Surface Water Drainage Plan and an associated Maintenance Plan, the proposal would not increase the risk of flooding to the surrounding area and proposed units would not be susceptible to such risks. Subject to the imposition of this requested condition, and as there is no objection from the Environment Agency, the proposal would be acceptable in this regard.
- 5.10 It is also noted that concerns have been raised with regards to the impact the development may have upon the sewerage network. It is therefore recommended that a condition is imposed requiring the submission of a foul water strategy to ensure that the proposal is acceptable in this regard.

(iv) Affordable Housing and Contributions

- 5.11 Policy CS7 states that development of four or more dwellings should provide an element of affordable housing and Policy CS2 seeks to secure appropriate contributions.
- 5.12 The applicant has agreed to provide 35% affordable housing (14 dwellings), with an appropriate tenure split. The split and mix of affordable units, requested by Housing Officers, is detailed below:

Affordable Rent: 10 units (73%)

5 x 2 bed house

4 x 3 bed house

1 x 4 bed house

Shared Ownership: 4 units (27%)

2 x 2 bed house

2 x 3 bed house

5.13 As such, subject to a legal agreement securing this, the development is acceptable in this regard.

5.14 Community Infrastructure Levy (CIL) Regulation 122 states that planning obligations must be necessary, directly related, and fairly and reasonably related in scale and kind to the development in question.

5.15 The applicant has also agreed to make the following contributions towards education:

EY	£0
Lower	£0
Middle	£139,127.04
Upper	£170,606.59

5.16 As discussed above, given the considerable improvements to Stondon Lower School (which include a new playground, playing field, new fencing and gates and other improvements) to be secured and delivered under the associated application, no contributions are requested for lower school education. Further, the associated application proposes the delivery of a new village hall with an early years facility. Accordingly, no contributions are sought in this regard.

5.17 As well as the delivery of a new village hall, the associated application would also provide a new village hall car park, a sports pavilion, tennis courts, play facilities and other associated infrastructure.

5.18 The applicant has agreed to enter into an associated legal agreement which would ensure that development approved under application ref. CB/18/00231/FULL (comprising the above mentioned facilities) is commenced and completed at appropriate triggers during the construction of units proposed under this application. It should be noted that these proposed community and education benefits go beyond the 'pooled' contributions requested by relevant consultees. Accordingly, though the scheme meets its requirement to contribute to infrastructure as a result of the residential development, only limited weight is afforded to the benefits that go beyond CIL compliant requests for financial contributions.

(v) Contaminated Land

5.19 Given the existing use of the site, on discussion with Public Protection it is considered that there may be some risk to human health through ground contamination. As such, it is recommended that relevant conditions are imposed requiring an appropriate assessment of the site and remediation (if required) to be agreed.

5.20 (vi) Archaeology

The applicant is in the process of undertaking a geophysical survey of the site. The results of this survey, and associated comments from Archaeology Officers, will be presented to Members through the Late Sheet.

Other Matters

5.21 It should also be noted that this application site has progressed to Submission Version of the emerging Local Plan for allocation. Though the Council cannot comment on how likely it is that this site would form an allocated site under this emerging Plan, the chance of this occurring has increased.

5.22 Notwithstanding the above, given the early stage of this emerging Local Plan, limited weight is afforded to this document in the determination of this application. Further, each site is to be assessed upon its own individual merits.

6. Overall Planning Balance

6.1 The proposal, for residential units outside of a settlement boundary, conflicts with the current settlement strategy of the Council (denoted by Policies CS1 and DM4). This weighs against the grant of permission.

6.2 It is acknowledged that there would be some harm to the landscape character. However, when considered in the round, the development represents a logical expansion to the settlement and would contribute significantly to the economic and social dimensions of sustainability.

6.3 In the overall balancing exercise required, the identified harm and conflict with the Development Plan would be significantly out-weighed by the benefits of this scheme, particularly when assessed against the Framework as a whole.

Recommendation:

That Outline Planning Permission be GRANTED subject to the completion of a S106 for affordable housing and contributions to local infrastructure and the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 1 Details of the appearance, landscaping 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 five 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans;

15120 (B) 099 Rev. A & 171990-SK01 Rev. F.

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

- 5 The number of dwellinghouses approved shall not exceed 40.

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.

- 6 The applicant shall submit a comprehensive noise assessment at the reserved matters stage which considers the potential noise impact of the lower school sports and recreation facilities on the amenity of future occupiers of the proposed dwellings and provides details of a noise mitigation scheme for written approval by the Local Planning Authority.

Any works which form part of the scheme approved by the local authority shall be completed before any permitted dwelling is occupied.

Reason: To protect the amenity of future occupiers of the development and to safeguard sports and recreation facilities at the school, in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 7 No development shall commence until an Ecological Management Plan for the land to the south west (considered under application ref CB/18/00231/FULL) and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. Subsequently, development shall be carried out in accordance with agreed details.

Reason: In the interest of biodiversity, in accordance with Policy CS18 of the Core Strategy and Development Management Policies 2009.

- 8 No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk statement and Drainage strategy (January 2018) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the system will be constructed, including any phasing, and how it will be managed and maintained after completion. The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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 National Planning Policy Framework (2012).

- 9 No 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.

- 10 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with the Core Strategy and Development Management Policies 2009.

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

A Phase 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.

Reason: In the interest of human health in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

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

- 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.

- 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.

Any such remediation/validation should include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 13 No building shall be brought in to use until a 2m wide footway on the northern side of The Pastures has been constructed in accordance with approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises, in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 14 Visibility splays shall be provided at the junction of the access with the public highway before the development is first brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 17m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it, in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

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

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road, in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 16 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate vehicular turning areas for all service vehicles.

Reason: To enable vehicles to draw off and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway, in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

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

Reason: To ensure a satisfactory standard of development in accordance with the Central Bedfordshire Design Guide September 2014, in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 18 Prior to the construction of the affordable dwellinghouses at the site, a scheme for their final mix shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall be in accordance with agreed details.

Reason: To ensure an appropriate mix of affordable dwellings, in accordance with Policy CS7 of the Core Strategy and Development Management Policies 2009.

- 19 Prior to the construction of vehicular parking areas associated with the approved dwellinghouses, a scheme for the charging of electric vehicles shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be in accordance with these approved details.

Reason: To assist with the transition to low-emission vehicles in line with paragraph 110 of the National Planning Policy Framework (2018).

INFORMATIVE NOTES TO APPLICANT

1. The applicant should address the following concerns when submitting details of the drainage plan:

1. There is no evidence in the form of a detailed ground investigation report to confirm that the ground is suitable for infiltration drainage. An infiltration test and report should be carried out to BRE Digest 365 to determine if soakaways or similar features can be used on any part of the site.

2. Details of the final proposed impermeable area, peak flow rate and storage requirement, with full calculations and methodology. The scheme to be submitted shall include provision of attenuation for the 1 in 100 year event (+ climate change) and demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event (to include for climate change and urbancreep) will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

3. A full site drawing of the surface water drainage system including inverts, cover levels, pipe numbers, control features etc. should be submitted to the LPA for approval.

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

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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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