

Item No. 6

APPLICATION NUMBER	CB/18/00231/FULL
LOCATION	Land adjacent to 6 The Pastures Upper Stondon, SG16 6QB
PROPOSAL	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
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Delgarno, Shelvey & Wenham
CASE OFFICER	Matthew Heron
DATE REGISTERED	17 January 2018
EXPIRY DATE	15 May 2018
APPLICANT	Optimus Consulting
AGENT	Optimus Consulting
REASON FOR COMMITTEE TO DETERMINE	Proposes development on Council owned land and objections have been received
RECOMMENDED DECISION	Recommend approval subject to completion of legal agreement

Summary of Recommendation

This development would provide modern buildings which offer a greater range of facilities for the community. The Councils Leisure Officers support this application and it is considered that the need for these proposed facilities has been appropriately justified, in line with the requirement of Policy DM4.

The development would upgrade the existing teaching environment and would offer significant benefits to the development of sport at the school. The development complies with Policies CS3 and DM4 in this regard and, in accordance with the Framework, great weight in favour is afforded to the expansion of Holywell Middle School.

The loss of pitches and associated facilities would be replaced by better, provision (in terms of quantity and quality) in a suitable location. As such, the relevant criteria of Policy DM5 and paragraph 74 of the Framework would be met and the development is considered acceptable in this regard.

It is acknowledged that there would be some harm to the landscape character. However, when considered in the round, the development 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-weighted by the benefits of this scheme, particularly when assessed against the Development Plan and the 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 comprises a lower school and a village hall, and the western part contains a sports pavilion, multi-use games areas with associated parking. There is also a playing field that currently accommodates a youth football pitch and a locally equipped area of play (LEAP).

The Application:

This application seeks full planning permission for the demolition of the 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.

The application should also be considered in conjunction with application ref. CB/18/00223/FULL which seeks outline planning permission for 40 residential dwellings on land immediately adjacent to the site.

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 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 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/12/02812/FULL - Single storey side extension to village hall, new parking area & change of use of open space to school playing field. Granted.

CB/12/02845/FULL - Erection of a multi-use games area (MUGA) and associated works. Granted.

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.”

Landscape Officer

1. *A landscape strategy plan is required to identify key landscape mitigation and green infrastructure / habitat enhancements and to inform detailed landscape plans; e.g landscape screening, avenue planting to access road to adjoining site, extended buffers for wildlife, wildflower grassland areas, fruit trees / community orchard.*

2. *Lighting including lighting to car park, hall facilities, play features and cycle paths / footpath accesses.*

3. *Boundary treatments*

The proposed inclusion of natural play in addition to more formal play equipment is a positive measure; more detail on character of design would be required.

Tree Officer

Detailed landscape and boundary treatment along with a landscape management plan will be required to include species, sizes and densities of planting.

Leisure Officer

The application, and the linked enabling application, propose the provision of a new sports pavilion combined with a community hall facility. The existing sports changing facilities are old and of poor quality meaning they are little used. Improving the access and parking to the site, as well as providing a new tennis court, would encourage greater use of the sports facilities.

The application is supported subject to the inclusion of a planning condition for the tennis court design, as requested by Sport England.

Sport England – No objection subject to relevant conditions.

Environmental Health – No objection subject to relevant conditions.

Environment Agency – No objection.

Ecology – No objection subject to relevant conditions.

SuDS Officer – No objection subject to relevant conditions.

Anglian Water – No objection subject to relevant conditions.

Rights of Way Officer – No objection.

Archaeology – No objection.

Highways Officers – No objection subject to relevant conditions.

Local Residents

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

- Harm in terms of highway safety and impacts upon parking provision.
- Increased traffic and congestion.
- Harm to living conditions in terms of noise and disturbance.
- Increased anti-social behaviour.
- Harm to biodiversity.
- Harm in terms of drainage.
- Increased light pollution.
- Loss of existing facilities.
- Sports facilities would result in disturbance to existing residential properties.
- Improper contributions for sports facilities and school facilities.
- Loss of amenity space.

Objections also raise concern with regards to legal matters, such as rights of access, and there is concern regarding the possible use of this site by the travelling community. Such legal issues fall outside of the remit of planning and it is not considered reasonable for speculation on possible unlawful incursions to weigh against this proposal. Accordingly, no weight is afforded to these elements of the identified objections.

Two letters in support of the proposal have been received from surrounding addresses. Comments are summarised as:

- Benefits to the community from proposed facilities.
- Benefits for the school itself.

It is noted that concern is raised within letters of support regarding detrimental impacts on parking provision, including during construction.

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) Contributions
- v) Contaminated Land
- vi) Archaeology
- vii) Community Safety

Considerations

1. The principle of the development

Settlement strategy and the need for the facilities

- 1.1 The application site is within the settlement envelope of Stondon and Policy CS1 classifies this settlement as a Large Village. Policy DM4 states that, within settlement envelopes the Council will support schemes for community, education, health, sports and recreation uses or mixed community and other uses where a need for such facilities has been identified.
- 1.2 The applicant has stated that the existing sports pavilion is in need of investment and repair to allow for full use and that the facility is restricted by its current size in terms of the services it can offer the community. The proposed new pavilion would offer the same facilities as existing. However, it would also comprise a modest function room which would allow for small groups to use the play facilities, including the Multi Use Games Area (MUGA), and wider sports area, or to accommodate fitness classes. This new facility would therefore provide a larger, more modern, facility offering a greater range of functions for the community.
- 1.3 It is also stated that the existing village hall has limited flexibility and that it is usually unable to accommodate more than one user at a time. Furthermore, given the age and inefficiency of the building, there are now associated maintenance costs with the facility. The new village hall would be a multi-functional building and would allow the Stompers pre-school to have a purpose-built facility with separate access and more efficient use of heating and lighting.
- 1.4 With regard to the existing playground, this is considered to be too small for the wider needs of the growing school. Additionally, it is located immediately adjacent to Hillside Road, which is not ideal from a safety perspective.
- 1.5 The applicant has worked with the school to propose a new, improved and enlarged play ground to the rear of the school that is accessible from two new 'school gates'. This provides a better facility and one that is safer. It would also be positioned with greater surveillance from the staff room that is located to the rear of the school.

- 1.6 Finally, the new tennis courts would widen the range of sports opportunities and would introduce summer sports as well as allow for traditional winter games. Further, the existing LEAP would need to be removed to allow for the school grounds to be expanded. This facility will be re-provided and, where necessary, new equipment for the LEAP will be provided.
- 1.7 Overall, it is considered that this development would provide more modern facilities which offer a greater range of facilities for the community. The Councils Leisure Officers support this application and it is considered that the need for these proposed facilities has been appropriately justified, in line with the requirement of Policy DM4.

The expansion of the school

- 1.8 The National Planning Policy Framework (henceforth referred to as the Framework), in paragraph 94 attaches great importance to the ensuring that a sufficient choice of school places is available to meet the needs of existing communities. This paragraph goes on to state that Local Planning Authorities should give great weight to the need to create, expand or alter schools.
- 1.9 Policy CS3 is consistent with the above mentioned national policy and seeks to support the upgrading of education facilities. Further, Policy DM4 seeks to encourage development within settlement envelopes.
- 1.10 The applicant has illustrated that the new playground facility would be larger than the existing facility and would be more appropriately located. Further, the school playing field would be appropriately levelled and there would be improved parking facilities.
- 1.11 Taking the above into account, it is considered that the development would upgrade the existing teaching environment and would offer significant benefits to the development of sport at the school. The development complies with Policies CS3 and DM4 in this regard and, in accordance with the Framework, great weight in favour is afforded to the upgrading of the school's facilities.

Impact on Open Space and Playing Pitches

- 1.12 The development would be constructed on land designated as 'Important Open Space' and there are alterations to existing playing pitches and play facilities.
- 1.13 Policies DM5 and DM17 seek to resist the loss of existing green space and Policy DM5 states that partial redevelopment of areas identified as Important Open Space will only be considered favourably:
- *Where proposals would result in enhanced provision in functional terms (both the facility itself and its location).*

- *Where there are exceptional circumstances resulting in overall community benefit.*
- *Where there would be no adverse effect on the visual quality of the settlement.*

1.14 The Framework seeks to encourage multiple benefits from the use of land in urban areas, and recognises that some open land can perform many functions (such as for wildlife and recreation). Additionally, the Framework, in paragraph 96, acknowledges that open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

1.15 Furthermore, paragraph 97 of the Framework states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

1.16 As illustrated, though broadly consistent with national policy, the criteria of Policy DM5 differs from that identified within paragraph 97 of the Framework. Accordingly, more weight is given to the provisions of the Framework in this regard.

1.17 The scheme involves a number of development proposals that would affect Stondon Recreation Ground. These would include; a new sports pavilion (following demolition of the existing pavilion), improved carpark, new pedestrian access routes, a new tennis court and relocated play area and the conversion of part of the recreation ground to form a new playing field for the adjoining lower school.

1.18 On discussion with Sport England, it is considered that the pavilion would replace an existing one which is in need of repair. As well as providing modern changing facilities and social facilities, the new pavilion would also include a small function room that could be used for indoor fitness. Overall, it is considered that the proposed new building would represent a significant improvement when compared to the existing situation, in terms of ancillary facilities that support the playing field. Taking this into account, and as the new building would be sited on an area that is not capable of being used for playing pitches, it is considered that

this element of the scheme would be superior, in terms of quality and quantity, compared to the existing building and would not result in an adverse impact upon existing playing pitches.

- 1.19 Turning to the tennis court and play area, the provision of a fenced tennis court would widen the range of facilities available on the recreation ground. Further, there is no evidence to suggest that these elements would be constructed on land that has been previously used for playing pitches (it appears to be used for informal play only). Overall, the benefits of these facilities outweigh any potential loss of formal playing pitches.
- 1.20 It is also considered that the new pedestrian accesses from Station Road and Hillside Road would improve accessibility from the rest of the Village and would be beneficial for users of the playing field.
- 1.21 Overall, no objection has been raised by Sport England, subject to the imposition of conditions ensuring that details of the tennis courts are submitted and approved prior to their construction.
- 1.22 Taking all of the above into account, it is considered that the loss of pitches and associated facilities would be replaced by better, provision (in terms of quantity and quality) in a suitable location. As such, the relevant criteria of Policy DM5 and paragraph 97 of the Framework would be met and the development is considered acceptable in this regard.

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 site comprises a lower school and a village hall, and the western part contains a sports pavilion, multi-use games areas with associated parking. There is also a playing field that currently accommodates a youth football pitch and a locally equipped area of play (LEAP). Views of the site are somewhat restricted from the surrounding highways network. However, there would be views of the development from certain vantage points along a right of way which runs to the north of the site.
- 2.3 Under the adopted Development Plan, the site is not an identified 'gap' in policy terms and comprises no discernible landscape features. Accordingly, and with regards to the developed nature of the site within the settlement envelope, it is

not considered that the development would result in harm to the wider Landscape Character Area.

- 2.4 The proposed village hall would have a maximum height of approximately 9m and the proposed sports pavilion would be approximately 5.2m in height. Taking this into account, and the nature of the proposed tennis court, school playground, car parking, footways, fences and gates, it is not considered that the development would be visually prominent or dominant at the site. Furthermore, sufficient space would be left about the proposed buildings to ensure that they did not appear cramped or overdeveloped.
- 2.5 Turning to the individual design of buildings, the village hall and the sports pavilion would be one and a half storey and single storey respectively, constructed of facing brickwork under pitched, tiled, roofing. These buildings would be functional in design and, subject to a condition requiring details of their external materials, their design is considered acceptable. It is also recommended that details of the tennis court and the locally equipped area of play (LEAP) are provided to ensure that their design is appropriate.
- 2.6 Though the application site comprises built urban form and is within the settlement of Stondon, the proposal would increase the influence of built permanence on currently open land (particularly expanses of car parking areas and footways/roads) which would further urbanise the site. However, it is recommended that a Landscape Plan is secured (including details of hardstanding, means of enclosure, planting plans etc.) to ensure that built form and areas of hardstanding are appropriately softened. Further, it is recommended that a lighting scheme is secured conditionally to ensure that the development does not result in harm in terms of light pollution.
- 2.7 The buildings to be demolished are of no architectural merit and their loss is therefore acceptable. Taking all of the above into account, though the proposal would further urbanise the site, it is not considered, given the site is within the settlement envelope and already comprises urbanising features, that this would result in significant harm to the character of the site or the visual interests of its surroundings. Accordingly, the proposal would respect the surrounding context and complies with identified local and national policy 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 The proposed village hall would be approximately 9m in height and would be approximately 36m away from properties to the north west fronting Hillside Road and approximately 28m away from residential buildings directly opposite this

proposed structure. Further, the proposed sports pavilion would be single storey in scale and would be approximately 22m away from residential properties at The Pastures. Accordingly, it is not considered that these proposed buildings would result in harm to living conditions, in terms of overbearing, overlooking and loss of light.

- 3.3 Turning to noise and disturbance, the applicant has submitted a noise survey which illustrates that the development would not result in detrimental impacts to neighbouring properties in this regard. Accordingly, and taking into account the presence of existing facilities (including car parks), no objection has been raised by Environmental Health Officers and the development is considered acceptable in this regard.
- 3.4 Taking all of the above into account, the proposal would not result in harm to the living conditions of the occupants of surrounding dwellings and complies with identified policy in this regard.

4. Highway safety and parking provision

- 4.1 The proposed village hall would benefit from 35 off-road parking spaces and the sports pavilion would benefit from 40 spaces. This level of parking provision is considered acceptable and represents an improvement on the existing situation.
- 4.2 Turning to highway safety, on discussion with Highways Officers the development, subject to relevant conditions, would not prejudice vehicular or pedestrian safety. Accordingly, the development is considered acceptable in this regard.

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 Section 8 of the Framework seeks to promote healthy, sustainable, communities. This proposal would upgrade the existing facilities at the Lower School, would provide community facilities and would also provide sport and recreational facilities. The development therefore meets core planning principles of the Framework and this weighs significantly in favour of the proposal.

Economic

- 5.3 The proposal would also result in economic benefits, through the purchase of materials and services in connection with the construction of the buildings. The proposal is considered sustainable in this regard, which again weighs in favour of the grant of permission.

Environmental

- 5.4 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 would redevelop previously developed land. Overall, the development would not be environmentally unsustainable.

(ii) Ecology

- 5.5 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.
- 5.6 The application site is not within a designated local or national wildlife area. This development proposes a wildflower meadow and garden which will be legally secured. Subject to a condition requiring an Ecological Management Plan and timetable for implementation, this proposal would afford considerable net gains for biodiversity

(iii) Flooding and Drainage

- 5.7 Policy CS13 seeks to ensure that proposals incorporate suitable drainage infrastructure.
- 5.8 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.

(iv) Contributions

5.9 There is no policy requirement for a development of this nature to provide financial contributions to offset the impacts upon existing infrastructure. Accordingly, the proposal is acceptable in this regard.

(v) Contaminated Land

5.10 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.

(vi) Archaeology

5.11 The applicant has undertaken a geophysical survey of the site. The survey illustrates that the western part of the site has been subject to widespread disturbance (possibly as a result of recent landscaping) and it has also identified anomalies which may relate to quarrying.

5.12 Whilst no intrusive archaeological evaluation has been undertaken and the survey did not cover the whole site, the Archaeology Team are satisfied that the archaeological potential of this site is low. Accordingly, the development is considered acceptable in this regard.

(vii) Community Safety

5.13 It is noted that concerns have been raised with regards to detrimental impacts upon community safety. However, the proposed development would increase the natural surveillance at the site through the provision of a new road and cycle routes. Given the nature of the proposal, and as there are already existing facilities at the site, it is not considered that the proposal would compromise community safety.

6. Overall Planning Balance

6.1 This development would provide modern buildings which offer a greater range of facilities for the community. The Councils Leisure Officers support this application and it is considered that the need for these proposed facilities has been appropriately justified, in line with the requirement of Policy DM4.

6.2 The development would upgrade the existing teaching environment and would offer significant benefits to the development of sport at the school. The development complies with Policies CS3 and DM4 in this regard and, in accordance with the Framework, great weight in favour is afforded to the expansion of Holywell Middle School.

- 6.3 The loss of pitches and associated facilities would be replaced by better, provision (in terms of quantity and quality) in a suitable location. As such, the relevant criteria of Policy DM5 and paragraph 97 of the Framework would be met and the development is considered acceptable in this regard.
- 6.4 It is acknowledged that there would be some harm to the landscape character. However, when considered in the round, the development would contribute significantly to the economic and social dimensions of sustainability.
- 6.5 In the overall balancing exercise required, the identified harm and conflict with the Development Plan, would be significantly out-weighted by the benefits of this scheme, particularly when assessed against the Development Plan and the Framework as a whole.

Recommendation:

That Planning Permission be GRANTED subject to the completion of a S106.

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans; K1136-04 Rev. D & K1148-02 Rev. D & 15120 (D) 205 & 15120 (D) 204 & 15120 (D) 203 & 15120 (D) 202 & 15120 (D) 201 & 15120 (D) 200 & 15120 (B) 098 Rev. A & 171990-SK01 Rev. F.

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

- 3 No development of the tennis court shall commence until details of the design of the surfacing and fencing of the court have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The tennis court shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose, in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 4 Prior to the construction of the village hall and the sports pavilion hereby permitted full specifications of the materials to be used for their external surfaces must be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS14, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 5 Prior to the construction of the locally equipped area of play hereby permitted full specifications of this facility must be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS14, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 6 Prior to first operation of the buildings and facilities hereby approved full details on a suitably scaled plan of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure;
- b) existing and proposed finished levels and finished floor levels.
- c) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix;
- d) details for all external hard surface within the site, including roads, drainage detail and car parking areas.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

- 7 All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

- 8 Prior to the first operation of the buildings and facilities hereby approved, a scheme for external lighting shall be submitted and approved in writing by the Local Planning Authority. Subsequently, development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS14, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 9 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).

- 10 No building 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 longterm operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 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 Prior to the first operation of the buildings and facilities hereby approved, an Ecological Management Plan shall be submitted to and approved by the Local Planning Authority. Subsequently, the development shall be 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.

- 14 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.

- 15 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.

- 16 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.

- 17 No part of the village hall or sports pavilion building shall be brought in to use until car parking (with access thereto) has been provided in accordance with the approved plans. The spaces for each building shall be retained throughout the lifetime of the development and shall be kept available for parking at all times.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users, in accordance with

Policy DM3 of the Core Strategy and Development Management Policies 2009.

INFORMATIVE NOTES TO APPLICANT

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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