

Item No. 7

APPLICATION NUMBER CB/18/01424/OUT
LOCATION Land to the west of Everton Road, Everton Road, Potton SG19 2PD
PROPOSAL Outline Planning Permission - A residential development with all matters reserved except access following the demolition of a detached bungalow (87 Everton Road), involving the erection of up to 30 dwellings including an access road, landscaping and associated ancillary works.
PARISH Potton
WARD Potton
WARD COUNCILLORS Cllrs Mrs Gurney & Zerny
CASE OFFICER Benjamin Tracy
DATE REGISTERED 17 April 2018
EXPIRY DATE 17 July 2018
APPLICANT Blakeney Estates Ltd.
AGENT Woods Hardwick
REASON FOR Major Development - Departure from the
COMMITTEE TO Development Plan
DETERMINE

Cllr Zerny Call-in for the following reasons:

- **Contrary to policy**
- **Over development**
- **Overbearing**
- **Impact on Landscape**

RECOMMENDED Parish Council objection to Major Application.
DECISION Outline Application - Approve subject to the applicant entering into a legal agreement to secure financial contributions, on-site provision of affordable housing and self/custom build serviced plots and, subject to conditions.

Summary of Recommendation:

The proposed development would be contrary to Policy DM4 of the Core Strategy and Development Management Policies (2009) and Policy SP7 of the Submission Central Bedfordshire Local Plan. Notwithstanding the latter those policies are not attributed full weight for the reasons outlined and as such would not justify the refusal of planning permission on their own. The proposed development has been considered against 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 the non-compliance with these policies. In considering the latter in the context of these objectives, other up-to-date Local Policies and the Policies within the NPPF have been considered.

For the reasons outlined within this report, the development is considered to be sustainable and no significant harm has been identified. It is considered that the benefits of the development would outweigh the conflict Policy DM4 of the Core Strategy and Development Management Policies (2009) and Policy SP7 of the Submission Central Bedfordshire Local Plan.

Site Location:

The application site forms a 1.07 hectare area of land to the west of Everton Road, Potton. The land is currently used as a grassland with no evident use and is enclosed by mature landscaping.

To the South of the site is the neighbouring dwellinghouses known as: Nos. 79 Everton Road; Nos. 9, 10 and 11 Munkman Close; Nos. 14, 18, 20, 22, 24, 26, 28 and 30 Mill Lane, to the West of the site is a playing field and to the north of the site are the neighbouring dwellinghouses known as: Nos 89 and 95a Everton Road, as well as open countryside consisting of agricultural fields, paddocks and allotments beyond.

The Application:

Outline Planning Permission is sought for the demolition of a bungalow and the construction of up to 30 dwellings including access road, landscaping and associated works. All matters are reserved except access including landscape, layout, scale and appearance. The site would be accessed from Everton Road.

RELEVANT POLICIES:

National Planning Policy Framework 2018 (NPPF)

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, 5, 7, HA1, HQ1, 2, 4, 11, T1, 2, 3, 4, 5, 6, H1, H4, CC1, 2, HQ1, 2, EE1, 2, 3, 4, 5 and 13.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

None relevant to the determination of this application for planning permission.

Consultees:

Potton Town Council It was resolved to object to the application for the following reasons:

1. Restricted access
2. Unsuitable due to infrastructure available in Potton
3. Not in line with the Draft Neighbourhood Plan
4. Not in line with the Draft Local Plan
5. Increased vehicle movements on narrow roads near to Potton Federation
6. Parking near to Potton Federation.

Highway Authority

The Council's Highway Development Control Officer, on behalf of the Highway Authority has issued the following consultation response:

"Thank you for your consultation on the application for the above proposal. On behalf of the highway authority the following comments based upon drg 18018-POTT-5-500 Site Access and Transport Assessment (TA) March 2018.

The proposal for 30 dwellings fall below the threshold for a Transport Statement or Transport Assessment to be provided as they are not seen as being detrimental to the highway network. The site access drg shows visibility splays of 2.4m x 43m which is concurrent with the existing speed limit of 30mph and can be provided entirely within the highway boundary. 6m junction radii with a 4.8m wide carriageway and 2m wide footways on both sides are also provided and as such conform with the 2014 Design Guide. I am also content that the proposed development and that the additional traffic can be accommodated on the highway network with about 11/12 trips exiting the development in the am peak with the same returning in the pm peak, about 1 every 5 minutes on average.

Conditions

1/ No building shall be occupied until the junction of the proposed vehicular access with the highway and east bound footway has been constructed in accordance with the approved details.

Reason

In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

2/ The development at reserved matters 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.

3/ Visibility splays shall be provided at all internal road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason

To provide adequate visibility at road junction in the interest of road safety.

4/ The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate an independent vehicular turning head areas for an 11.5m refuse collection vehicle. Car and cycle parking shall also be provided in accordance with the relevant parking standards at the time of the submitted reserved matters.

Reason

To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway and parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

5/ 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.

Furthermore, I should be grateful if you would arrange for the following Notes to the applicant to be appended to any Consent issued by the council.

1/ The applicant is advised that in order to comply with Conditions 1 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. Further details can be obtained from the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

2/ 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.

3/ 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".

Comments and advice in this memo are based on the information supplied in the planning application and accompanying documents/plans and no liability is accepted for any inaccuracy".

Strategic Housing

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

Strategic Housing support this application as it provides for 11 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 8 units of affordable rent and 3 units of intermediate tenure (shared ownership) from the development.

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 would also expect the units to meet all nationally described space standards. 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.

Lead Flood Authority No objection - recommend inclusion of a planning condition requiring detailed design and maintenance of surface water drainage.

Bedfordshire and River
Ivel Internal Drainage
Board No Comment.

Pollution Team The Council's Pollution Team has issued the following consultation response:

"While I have no objection to the application, the site adjoins the Mill Lane Recreation Ground which may present noise and light sources (from sports matches, training, play equipment use etc.) which may need accommodating in relation to housing design/position following any permission granted in order to protect the health, wellbeing and amenity of future residents.

This is a substantial proposed construction project which will take place in close proximity to existing residential properties. A construction management plan will need to be devised, approved and implemented for the development.

Noise

Aside from noise from the use of the football pitches and play area, there is also a building on site. It is not known whether this is used for any social or other events, although I have not been able to find any premises license or club premises certificate associated with the building. If there is a social element to the club, then this can be a more significant source of noise, especially if they have live music or recorded music events. Further investigations to establish the nature and level of activities at the football club, and any noise associated with this, will need to be undertaken. Mill Road is not a major road, but it does provide access to a plant hire premises and consideration of noise from heavy plant and lorry movements will need to be given, especially if these are early in the morning or late at night. Further details on all these noise sources should be researched and considered to establish the level of impact on parts of the proposed development as appropriate.

I would therefore expect the following condition to be attached to any permission granted:

Condition

Prior to the Submission of a Reserved Matters application a scheme for protecting the proposed dwellings from any potential noise and/or light identified in an associated assessment of the local recreation ground and plant hire premises (including access) shall be submitted and approved in writing by the local planning authority. None of the dwellings shall be occupied until any such scheme identified as necessary has been implemented in accordance with the approved details, shown to be effective and retained in accordance with those details thereafter.

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

Landscaping

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

Landscape and Visual - there would not be a landscape objection to this site, subject to an acceptable landscape scheme. The site is visually well contained by the existing

mature hornbeam hedges, which are an unusual feature for the area.

The site lies within the Everton Heath Greensand Ridge landscape character area, where the strategy is to conserve and enhance the heathland character, as well as maintain and strengthen hedgerow boundaries as well as other traditional features.

The proposal for 30 houses includes an area for surface water attenuation. This will create a green area close to the entrance of the site, but the space offers opportunities for further enhancement . It may be possible to include a feature tree, perhaps with seating, at the edge of the swale, as this area provides space for a landmark tree.

The DAS mentions that fruit trees were likely to have been present- new planting of fruit trees would be welcomed.

The access from Everton Road provides scope to establish a healthy grassland verge rather than a standard grass mix, which would help to deliver a gain for biodiversity.

The sense of place could be enhanced through the use of a sandstone wall feature - Potton is within the new HLF funded "Greensand Country "Landscape Partnership project, which identified Potton as one of only three areas across the Greensand Ridge where sandstone structures are particularly localised and important. Stone would be available from the local quarry.

There are concerns that the hornbeam hedge is proposed to be within the residential curtilage. To ensure consistent management and retention, it is important that these trees/hedgerow are maintained within the public realm. The scheme may need to be revised to ensure this aspect of long term management.

The section of leylandii hedge on the southern boundary is proposed to be removed; this is welcomed but it is also important that this boundary receives replacement planting.

A fully detailed scheme based on locally native species and wild flora suitable for sandy soils, will be required by Condition.

Trees and Landscaping

The Council's Trees and Landscaping Officer has issued the following consultation response:

Supplied with the application is a Arboricultural Impact Assessment, Method Statement and Tree Protection Plan supplied by Haydens and identified as Project 6431. This identifies all trees and hedgelines on site along with their retention categories. The site itself has the majority of its landscape features located around the perimeter and the majority of which will be retained and should be with care unaffected by the proposed layout. Included is a layout and Tree Protection Plan identified as Drawing 6431-D-AIA. This shows the location of buildings and hardsurfacing in relation to landscape features and identifies where the position of tree protection fencing is located. The supplied report by Haydens details all the steps and methodology required and should be available to all contractors on site to be followed as detailed.

Main issue that I can see is likely to be the Hornbeam hedgeline identified as A0001 on the plans. This overgrown hedgeline is an important feature of the site and is to be retained. Its proximity to some of the dwellings is likely to cause a degree of conflict with potential property owners and as proposed in the Haydens report this species will respond well to reduction work and reduce the overbearing extent of the hedgeline. My concern currently is that with the layout incorporates this hedgeline largely into individual plots all of which will be under private ownership. This would mean that after five years there would be no restriction in seeing this feature removed or managed in a varied way by the owners resulting in a disconnected feature. It would be preferable to see a redesign of part of the site to retain this hedgeline in the public realm. If this was agreed then an update of the Tree Protection Plan would be required.

Landscape and boundary treatment details will be required.

Ecology

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

On comparing photos within the Ecological Survey and the Design & Access Statement it would appear that the site was cleared prior to survey and hence may have resulted

in a more ecologically denuded site appraisal. The suggested loss of fruit trees in particular is disappointing.

The site lies in the Greensand Ridge Nature Improvement Area and in line with the NPPF the development would be expected to deliver a net gain for biodiversity. The Ecological report recommends the inclusion of permanent integrated bat and bird boxes and yet the DAS only indicates these will be placed in hedgerows. Equally the value of the existing hornbeam hedgerows is noted in the ecological report with their retention recommended however the layout of the site places the hedgerows within individual curtilages of properties which provides no guarantee of their continued protection or appropriate management as either a landscape or ecological feature. Concerns are therefore raised that the development will be able to achieve net gains in the longer term.

The addition of an attenuation feature does provide an enhancement opportunity but the applicant is asked to review how gains can be secured in perpetuity.

Archaeology

No objection.

Internal Drainage Board

No Comment.

Self and Custom Build

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

"The proposed site has a potential to deliver serviced plots for self and custom housebuilders registered on the Central Bedfordshire's Self and Custom Build Register. The Council is operating the Register since April 2016 and will look to support applications for the delivery of serviced plots in suitable locations and where the need can be demonstrated.

The demand for serviced plots in the second base period (31st October 2016 to 30th October 2017) established through the Central Bedfordshire's Self and Custom Build Register is 154. Out of 154 entries: 8 people are looking for a plot within the planning application's location (Potton, Sandy, Biggleswade, Caldecote, Sutton); 19 people are looking for a plot anywhere within Central Bedfordshire; and additional 98 would consider plot outside their preferred location. The Register data demonstrates demand for serviced plots and the developer is asked to

deliver a at least 10% of the proposed dwellings as serviced plots: at least 10 plots. Majority of people are looking for 3-4 bed detached property and therefore plots should be able to accommodate this type of houses.

The Council's expectations for serviced plots delivery are listed below. These are for guidance only and delivery will be negotiated on case by case basis.

- Serviced plots should have their own direct access, independent from the rest of the development to allow for the self and custom build project to be delivered as early as possible within the development timescales and be independent from the rest of the development.
- All serviced plots have, or will be provided within a specified period, access to a public highway and connection to electricity, water and waste water, and gas where the gas network is present in the area and connection is viable.
- All plots once delivered will be offered to people who are on the CBC Register first, before being marketed to a wider open market.
- Each individual dwelling will be completed within 5 years of purchasing a plot or within 3 years of detailed planning permission being granted whichever comes sooner (these time limits are to protect local amenity and provide assurance to other self and custom builders that projects will be delivered within similar timescale).

The Self Build and Custom Housebuilding Act 2015 (as amended) places a legal duty on Local Planning Authorities to operate a Register of people interested in self and custom housebuilding in their area and to grant permission for a sufficient number of serviced plots to match the demand demonstrated by the local Register. The Council has 3 years to meet the demand for each registration period, with first period ending on 30th October 2016 and subsequent 12 months periods starting on 31st October".

Spending Officers

Contributions for Early Years, Lower Schools, Middle Schools, Upper Schools, Community Facilities, Childrens Play and Sports facilities have been requested.

No objections have been received subject to securing financial contributions.

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MANOP

The Council's MANOP team has issued the following consultation response:

The requirement for new housing development to meet the needs of older people is set out in Policy H3 of the Local Plan 2015-2035.

If the development on the site for residential purposes is acceptable in principle, due to the loss of a single bungalow we consider that not less than five (5) of the proposed dwellings should be of a design and layout that makes the dwelling suitable for older people.

Such dwellings should:

- be suitably located within the development taking into account of access to nearby transport links;
- have level access to dwelling entrances and outdoor amenity space. Flated development must have lift access to floors above ground level;
- have level access throughout the dwelling or be designed with the ability to live on a single floor without adaptation including access to at least one bedroom, kitchen and bathing facilities;
- be constructed in accordance with Building Regulations Part M Catagory 2 or 3 Standards;
- have access to private or shared private outdoor amenity space;
- have at least one parking space adjacent to main entrance to the dwelling with level access; and
- feature either 1, 2, 3 or 4 bedrooms.

Waste Services

The Council's Waste Services has issued the following consultation response:

The Council's waste collection pattern for Potton is as follows:

- Week 1 – 1 x 240 litre residual waste wheelie bin, 1 x 23 litre food waste caddy
- Week 2 – 1 x 240 litre recycling wheelie bin, 2 x reusable garden waste sacks, and 1 x 23 litre food waste caddy.

Please note that there is a contribution to pay for the supply/delivery of the bins. Our current charges for this are:

Set of food waste bins - £5 +VAT

240 - £25 +VAT per bin

360 - £35 + VAT per bin

660 - £250 + VAT per bin

1100 - £350 + VAT per bin

This must be paid prior to discharging the relevant condition. A purchase order must be raised for the quantity of bins required and sent to Waste Services quoting the relevant planning reference number.

Wherever possible, refuse collection vehicles will only use adopted highways. If an access road is to be used, it must be to adoptable standards suitable for the refuse vehicle to manoeuvre safely around site (please see vehicle dimensions below). A swept path analysis will need to be submitted for Highways to confirm this. Typically, until roads are adopted or if the RCV is unable to manoeuvre around the site, bins are to be brought to the highway boundary or a pre-arranged point. If residents are required to pull their bins to the highway, a hard-standing area needs to be provided for at least 1 wheelie bin and a food waste caddy, in addition to 2 reusable garden waste bags. However, householders should not be expected to transport waste bins over a distance greater than 25m. Bins must not encroach on or cause a hazard or obstruction to the public highway. Waste vehicles will reverse a maximum of 15m to the point of collection. If there are any parts of the development that are not accessible to the RCV, bin collection points will need to be provided.

If there are any flats as part of the development the following information applies. Communal waste provision is allocated on the basis of 90l per week per waste stream per property; therefore, we would provide 1100 litre, 660

litres or 360 litre bins to be collected fortnightly. Our waste collection crew will move communal bins a maximum of 10m from the bin store to the waste collection vehicle, providing there are suitable dropped kerbs. We will require confirmation of this prior to ordering any bins for the development.

Bin stores should be easily accessible from the main highway and it is crucial that the store is secure with a lock to prevent potential fly tipping issues. A lock code will need to be provided to the Central Bedfordshire Waste Services Team. The door used by the collection crews will need to be wide enough to allow for easy removal of bins from the storage area. A dropped kerb will need to be provided to enable easy manoeuvrability, access and egress of the bins. The crew are not expected to move the bins over any undulating, non-paved, uneven surface, or where the gradient is deemed excessive. Lighting within the bin store should be provided so that the bins can be used safely by residents when it is dark. We would require a design layout to highlight where the bin store will be located.

Please also refer to the Design Guide as the Council will not be able to supply waste collections where the bin and access requirements do not meet our contractual provision, anything else differing to this will be incorporated as a condition.
<http://www.centralbedfordshire.gov.uk/planning/design/info.aspx>

Current Refuse Vehicle Dimensions

Eagle Elite 2 6x4 non-rear steer, 11.5m long

Overall Length	11.500m
Overall Width	2.530m
Overall Body height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	11.550m

Sustainable Growth and Climate Change

The Council's Sustainable Growth and Climate Change Officer has issued the following consultation response:

As stated in the pre-application advice, the proposed development must comply with the requirements of the development management policies: DM1: Renewable Energy; DM2: Sustainable Construction of New Buildings; and Core Strategy policy CS13: Climate Change.

Policy DM1 requires all new development of more than 10 dwellings to meet 10% energy demand from renewable or low carbon sources. The proposed development is above the policy threshold and therefore all dwellings should have 10% of their energy demand sources from renewable or low carbon sources.

Policy DM2 requires all new residential development to meet CfSH Level 3. The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. The development should therefore as minimum comply with the new Part L2013 of Building Regulations and deliver 10% of their energy demand from renewable sources. In terms of water efficiency, the development should achieve 110 litres per person per day as this is the closest standard to the Level 3 of the CfSH.

Policy CS13 requires that all development considers climate change and its impacts on the development. The development therefore should be designed with climate change in mind taking account of increase in rainfall and temperature. Light colour building and landscaping materials should be prioritised over dark coloured which absorb more sun light and retain heat increasing urban heat island effect. The development should minimise hard standing surfaces and increase green, natural areas to allow rainwater infiltration and minimise heat island effect through evaporation and tree shading.

The approach to designing energy and water efficient dwellings outlined in the Design and Access Statement is welcomed and is supported. As the Statement does not provide information on specific sustainability standards that will be achieved, the following conditions should be

attached to ensure that policies CS13, DM1 and DM2 requirements are met:

- 10% energy demand of the development to be delivered from renewable or low carbon sources;
- Water efficiency to achieve water standard of 110 litres per person per day;

Dwellings are not at risk of overheating.

Environment Agency

No objection to this application subject to informatives.

RSPB

The RSPB have issued the following consultation response:

The RSPB objects to the application due to a lack of a cumulative impact assessment relating to the increase in recreational pressure on the interest features for the RSPB Lodge Nature Reserve that will result from the proposal, in combination with new housing around Potton. This impact needs to be properly assessed and evidence based mitigation proposed to address it. We also find the proposals for biodiversity enhancements lacking. This means the application does not accord with policies DM15 of the Local Plan and policies EE2, EE3, EE8 of the emerging Local Plan and therefore permission cannot be granted until such matters are resolved.

Fire Service

The Fire Service have issued the following consultation response:

No objection subject to compliance with Building Regulations.

Other Representations:

Neighbours/
representations

Public

62 Neighbour/ Public representations have been received including representations from "Potton Residents for Sustainable Growth", the following comments have been raised:

- Highway Safety - due to lack of off road parking, blind corner, lack of safe crossing, busy road and proximity to school at school drop off;

- Highways Safety - the feeder roads around Potton are not designed for the amount of traffic from these new developments;
- development is too far to walk or cycle to Potton Town Centre;
- the access is not large enough for two way flow of traffic;
- Demolition of habitable Bungalow - bungalows are the housing type required to meet local needs;
- loss of home for existing residents of the bungalow;
- The proposed development does not meet the local needs identified which includes bungalows;
- developments should meet local needs, which is a range of housing for people of different ages and circumstances;
- development would not meet the needs of younger people looking to buy their first home;
- Due to the cumulative impact of developments within Potton, no further dwellings should be approved without investment in roads, shops, health services, public transport, parking, community groups, education (school running budgets and capital budgets) and public services;
- Lack of car parking at local train stations;
- no car parking at train stations;
- dangerous roads to and within Potton;
- roads are already in disrepair;
- Potton, Sandy and Biggleswade dental surgeries are not taking NHS patients;
- GP waiting times 3-5 weeks;
- the Greensands Medical Practice is under increasing pressure from already approved developments;
- the reduction in the 188 and 190 bus routes makes it impractical for residents without transport to use the surgery in Gamlingay;
- the site is in the Greensand Ridge NIA and the development does not provide net gains for biodiversity;
- The site forms part of a valued landscape;
- additional pressure from public use on Deepdale and RSPB;
- loss of rural/ small town feel;
- the site is not suitable and is not allocated in the Local Plan or Neighbourhood Plan;
- the site is beyond settlement envelopes;
- the site does not accord with the Core Planning Principles;

- the site is not sustainable;
- S106 money from other developments have been spent in Biggleswade and not within Potton;
- To much development in a short period of time, new residents need time to be integrated into the community;
- the Council has a 5 year housing land supply;
- the A1 may move further from Potton in the future;
- support 35% of affordable housing;
- Concern over the loss of hornbeam trees;
- concern over the location of a footpath link;
- increase in air, dust and noise pollution;
- impact on wildlife and fauna;
- development would suburbanise the area and unacceptably detract from residential amenity of neighbouring properties;
- construction parking, noise, pollution and disturbance concerns;
- utility improvements required to cope with development;
- Concern over the loss of the bungalow and the tenants not having suitable accommodation within Potton.

CPRE

The CPRE have raised the following objections and comments:

- loss of grade 2 best and most versatile agricultural land;
- site is located above a Principal Aquifer and within Source Protection Zone 3;
- CBC can demonstrate 5.81 years supply of deliverable housing sites;
- this site NLP 170 was submitted for consideration in the Call for Sites, but was not taken forward for the following reason - the site lies to the west of Potton, adjacent to existing residential development along Everton Road. The site is surrounded by open countryside to the north and west and the site itself contains agricultural style dwellings and uses that are not considered residential uses and extends into the open countryside.
- significant harm to the character and appearance of the area, in terms of its impact on Potton. As such it would be contrary to Policies CS14, CS16, CS16, DM3, DM4, DM14, DM16 of the Core Strategy;
- the site is not sustainable on economic grounds - with no CIL no contributions would be paid to mitigate the impact of the development;

- the site is not sustainable on grounds of transport and social roles due to the reliance on private cars and the lack of public transport that is suitable for work or school related travel;
- the perceived benefits of the development do not outweigh the harm.

Site Notice

Dated 17/05/2018

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area, including the intrinsic character and beauty of the Countryside and Landscape Visual Impacts
3. Trees, Hedgerows, Biodiversity, Ecosystem Services and Natural Capital
4. Amenity of Existing and Future Occupiers
5. Car Parking, Highway Safety and Sustainable Modes of Transport
6. Flood Risk and Surface Water Drainage
7. Human Rights and Equality

Considerations

1. Principle

1.1 The site is located beyond but adjacent to the settlement envelope of Potton as defined by the Proposal Maps (2011). Policy CS1 of the Core Strategy and Development Management Policies (2009) defines Potton as a Minor 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. The accompanying text to the Policy makes clear that outside settlements where the countryside needs to be protected from inappropriate development, only particular types of new development will be permitted where it accords with the now deleted national guidance in PPS7 - Sustainable Development in the Countryside.

1.2 The development proposed would not comply with Policy DM4. Nonetheless, since Policy DM4 takes reference from superseded national advice and the National Planning Policy Framework ("the Framework") does not seek to protect the countryside for its own sake, then the policy does not have full weight. However, Paragraph 170 of the Framework 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".

1.3

Furthermore, there is no restriction on the use of settlement boundary policies in the Framework which sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The envelopes provide a check on unrestrained development in the countryside outside of villages which in turn contributes to compliance with the spatial distribution of housing identified in Policy CS1. The Council considers that the principle of settlement envelopes is not inconsistent with the Framework.

1.4

The Council through the Central Bedfordshire Submitted Local Plan is not seeking to resile itself from settlement envelopes, and the proposal maps have been reviewed. Following this review the site in question remains beyond settlement envelopes. The Settlement hierarchy within the Emerging Plan defines Potton as a Minor Service Centre for the purposes of the Emerging Plan and Policy SP7 of that plan states: *"outside settlement envelopes the Council will work to maintain and enhance the intrinsic character and beauty of the countryside and only particular types of new development will be permitted. This includes the development of those sites allocated by this and previous development plans and residential development within exception schemes or dwellings for the essential needs of those in agriculture or forestry. Proposals which re-use existing buildings or replace an existing dwelling will be acceptable provided they conform to the specific criteria in this plan"*.

1.5

The Council considers that Policy SP7 of the emerging plan is consistent with the policies in the Framework, but when considering the stage of preparation of the emerging plan and the stage of examination, it is considered at this time this policy can only be afforded limited weight in decision making.

1.6

As previously stated applications for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2018 (NPPF) forms a material consideration.

1.7

Paragraph 11 of the NPPF states: *"Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of date, grant planning permission unless:

i. the application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- 1.8 *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

1.9 When determining whether policies are out-of-date, this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73 of the NPPF); or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

1.10 At the date of this report the Council can demonstrate a five year housing supply of deliverable housing sites and the appropriate buffer, as well as demonstrate that the Councils delivery of housing is not substantially below the housing requirement over the previous three years.

1.11 Furthermore; for the reasons outlined within this report it is considered that the principle of settlement envelopes under Policy DM4 within the Core Strategy and Development Management Policies (2009) and Policy SP7 of the Submission Central Bedfordshire Local Plan are not inconsistent with the Framework. Additionally it is considered that Policy DM4 is broadly consistent with the NPPF and as such is not considered to be out-of-date. In line with recent appeal decisions the policy is considered to have moderate weight.

1.12 Paragraph 12 of the NPPF states: *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local Planning Authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed"*.

It is considered that the principle of the proposed development would be contrary to Policy DM4 of the Core Strategy and Development Management Policies (2009) and Policy SP7 of the Submission Central Bedfordshire Local Plan. Notwithstanding the latter those policies are not attributed full weight for the reasons outlined and as such would not justify the refusal of planning permission on their own. Thereby, the proposed development will be considered against the three objectives of sustainability, which are the social, environmental and economic objectives, to determine whether the development would be sustainable and would outweigh the non compliance with these policies. It is noted that Paragraph 9 of the NPPF states: *"These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework"*. Therefore in considering the

development in the context of these objectives, other up-to-date Local Policies and the Policies within the NPPF shall be considered.

2. Affect on the Character and Appearance of the Area, including the intrinsic character and beauty of the Countryside and Landscape Visual Impacts

2.1 The site borders residential dwellings to the south, east and partially to the north. To the west of the site the site is bound by a recreation ground. To the north of the site lies open countryside, with paddocks and allotments. The site is a flat parcel of land which visually appears separately from the more open landscape to the north of the site, with mature landscaping providing a visual buffer to views into the site from the wider landscape. The site is also well screened from the recreation ground to the west. The Council's Landscape Officer has raised no objection to the application on grounds relating to landscape and visual impact.

2.2 It is considered that the proposed development site is well related to the existing settlement of Potton, being adjacent to existing residential development. Although the site would be visually separated from Everton Road, by a small parcel of scrub land to the south of the access. It is however considered that an appropriately designed and landscaped development could be achieved at reserved matters stage, that would appropriately address this land parcel and views from Everton Road.

2.3 As stated it is considered that the site is visually enclosed by mature landscaping to the north and west. Whereby views are limited to neighbouring roads and existing residential properties. Thereby it is considered that the visual impact of development would be limited to its immediate context.

2.4 The land does not fall within any specially protected landscape. Nonetheless, the adopted development plan policy CS14 requires development to respect its context, and Policy CS16 seeks to conserve and enhance the varied countryside character and local distinctiveness in accordance with the Landscape Character Assessment. It is considered that a development within the site of the scale proposed could be designed to respect its local context, however the detail is reserved for a reserved matters application.

2.5 Although this application is for outline planning permission with all matters reserved an indicative layout has been submitted with the application, which demonstrates that a scheme could retain the northern boundary features within the public realm. Furthermore; it is considered that there is sufficient space within the site to ensure existing trees and hedgerows would not be harmed by the development, including during construction.

2.6 It is considered, that a development within this site could achieve up to thirty dwellings with a character that respects the existing settlement pattern and that could form high quality development that positively contributes to the local

character and distinctiveness, however the details of which would be the subject of a reserved matters application.

- 2.7 For the reasons outlined above it is considered that subject to an appropriately designed scheme including a landscaping scheme, that the proposed development would not cause harm to the character and appearance of the area, including the intrinsic character and beauty of the countryside and the character of the landscape, in accordance with Policies CS14, CS16, DM14 and DM3 of the Core Strategy and Development Management Policies (2009). Furthermore it is considered that the proposed development would be in accordance with Policies EE4, EE5 and HQ1 of the Submission Central Bedfordshire Local Plan, as well as the policies within the NPPF, in this context.

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

- 3.1 The site does contain existing trees and hedgerows, which have the potential to be affected by development of the site, although an arboricultural assessment with tree protection plan has been provided by the application, it is considered necessary, relevant and reasonable to impose a condition that would ensure that the layout agreed at reserved matters stage would retain and protect trees, including during construction. Thereby, it is considered necessary, relevant and reasonable to impose a precise and enforceable condition that would require a revised arboricultural assessment with tree protection plan to be submitted with any Reserved Matters application and to ensure that trees and hedgerows of interest would be protected during construction.

- 3.2 The application is accompanied by an Ecological survey which indicates that the hornbeam hedgerows are of value and should be retained and the site lies in the Greensand Ridge Nature Improvement Area, whereby in line with the Development Plan and the NPPF the development would be expected to deliver a net gain for biodiversity. The Ecological report recommends the inclusion of permanent integrated bat and bird boxes and yet the DAS only indicates these will be placed in hedgerows. It is considered that a condition for the submission of a scheme for ecological enhancements which shall include details of bird and bat boxes to deliver a net gain for biodiversity. As this is an outline application matters relating to landscaping are reserved, however from the indicative layout submitted demonstrates that a scheme could be designed to retain the hornbeam hedgerows for the longer term, through the retention of hedgerows in the public realm.

- 3.3 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".

3.4 According to the Policy paper "25 Year Environment Plan" (DEFRA 2018), "Natural capital is the sum of our ecosystems, species, freshwater, land, soils, minerals, our air and seas. These are all elements of nature that either directly or indirectly bring value to people and the country at large. They do this in many ways but chiefly by providing us with food, clean air and water, wildlife, energy, wood, recreation and protection from hazards".

3.5 According to the Policy paper "The Natural Choice: securing the value of nature" (DEFRA June 2011), "Natural Capital can be defined as the stock of our physical natural assets (such as soil, forests, water and biodiversity) which provide flows of services that benefit people (such as pollinating crops, natural hazard protection, climate regulation or the mental health benefits of a walk in the park)".

3.6 According to the Policy paper "The Natural Choice: securing the value of nature" (DEFRA June 2011), "Ecosystem Services are the products of natural systems from which people derive benefits, including goods and services, some of which can be valued economically, and others which have a non-economic value". Ecosystem services can be split into four categories:

- Provisioning services: we obtain products from ecosystems, such as: food; water; fibre; and fuel;
- Regulation services: we benefit from ecosystem processes, such as: pollination; water purification; climate regulation; noise and air pollution reduction; and flood hazard reduction;
- Cultural services: we gain non-material benefits from ecosystems, for example: through spiritual or religious enrichment, cultural heritage, recreation or aesthetic experience. Accessible green spaces provide recreation, and enhance health and social cohesion;
- Supporting services: these are ecosystem functions that are necessary for the production of other ecosystem services, for example: soil formation and nutrient cycling.

3.7 The site consists of grassland with periphery trees and hedgerows, and the site is not being used for agricultural purposes and this development would not result in a significant loss of best and most versatile agricultural land. The natural capital and ecosystem services that the site provides are acknowledged, however it is considered that the benefits of development, including the provision of thirty dwellinghouses including affordable homes and self build/ custom build plots would positively contribute towards the Councils housing need whilst providing temporary jobs during construction. Furthermore the development would supporting local services/ facilities and an appropriate landscaping scheme alongside a biodiversity enhancement scheme would 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 context.

- 3.7 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 as well as retain and protect the hedgerow 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.

4. Amenity for Existing and Future Occupiers

- 4.1 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.
- 4.2 The Council's Pollution Team have requested a condition for the provision of a noise assessment that would ensure that any mitigation required to protect the amenity of future residents from neighbouring uses would be secured.
- 4.3 It is considered from the information provided and subject to conditions that thirty dwellings, could be constructed within the site, which would provide an acceptable standard of amenity for future occupiers, and would ensure that neighbouring dwellings would retain an acceptable standard of amenity.
- 4.4 For the reasons outlined above it is considered that subject to conditions the proposed development is acceptable within this context.

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

- 5.1 This application forms an outline planning application with all matters reserved accept access, whereby the detail of on site car parking will be required to be approved at the reserved matters stage. A condition would ensure that any reserved matters application would feature a policy compliant car parking scheme.
- 5.2 Concern has been raised in relation to highway safety by neighbours, however no objection has been received from the Highway Authority. The Highway Authority have confirmed that the site access drawings would have the required visibility splays, which would be entirely within the highway boundary and the access would feature 2m wide footways on both sides to conform with the Design Guide. The Highway Authority have also confirmed that the additional traffic can be accommodated on the highway network, including during peak times.
- 5.3 Subject to conditions it is considered that the proposed development would be acceptable in the context of Car Parking, Highway Safety and highway capacity,

in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and Policies T2 and T3 of the Submission Central Bedfordshire Local Plan, as well as the policies within the NPPF, in that context.

5.4 This application provides the opportunity to create a footpath connection from Everton Road to the western site boundary, however a connection to the recreation ground will require agreement of landowners to the west of the site. It is considered that such a connection would improve permeability and would form a benefit to the proposed development. A condition would be imposed to seek to secure this connection.

5.5 Concern has been raised in relation to the sustainability of the development in relation to access to sustainable modes of transport with particular emphasis to accessibility of healthcare services. The NPPF Paragraph 103 states, "Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan making and decision-making".

5.6 The proposed development is not considered to form significant development or to be isolated. Although bus services are not as frequent as a more urban location, the development has good access to the bus service currently provided for residents in Potton; it is also considered that this development would support services and facilities within Potton, which are within walking distance, and would support services and facilities within neighbouring settlements, whereby the proposed development would positively contribute towards maintaining the vitality of this community.

5.7 Where it has been identified as necessary, contributions have been sought to ensure that infrastructure would have the capacity to accommodate the additional residents arising from this development.

5.8 For the reasons outlined above it is considered that the proposed development is acceptable in the context of access to services and facilities, in the context of sustainable modes of transport.

5.9 Policy T5 of the Emerging Local Plan and Paragraph 105 of the NPPF emphasis the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. It is considered necessary, relevant and reasonable to impose a condition for the submission of a scheme for the provision of such charging points.

5.10 Subject to conditions it is considered that the proposed development would be acceptable within the context of Policy T5 and Paragraph 105 of the NPPF.

6. Contamination, Flood Risk and Surface Water Drainage

6.1 The Lead Flood Authority and the Environment Agency have raised no objection to the development subject to the imposition of conditions and informatives, therefore it is considered that the proposed development is acceptable within this context. It is noted that the site is located above a Principal Aquifer and within Source Protection Zone 3, any SuDS scheme would be required to be designed in a way that is suitable for the site.

7. Housing Mix, Affordable Housing and Self / Custom Build

7.1 The proposed development would deliver 35% on-site provision of affordable housing with a tenure split requirement of 73% affordable rent and 27% intermediate tenure (for 30 units this makes a requirement of 8 units of affordable rent and 3 units of intermediate tenure (shared ownership)). Thereby it is considered that the proposed development would be in accordance with Policy CS7 of the Core Strategy and Development Management Policies (2009). In addition to the proposed affordable housing the proposed development would deliver 10% on-site provision of self-build or custom build serviced plots (for 30 units this makes a requirement of 3 units of self-build or custom build serviced plots).

7.2 Therefore subject to the above being secured it is considered that the proposed development is acceptable within this context.

7.3 It is noted that MANOP have requested the 5 units within the site should be designed to be suitable for older persons. However the standards outlined are not currently outlined within adopted or Emerging Planning Policy within the Local Plan or Supporting Document and as such it would not be reasonable to impose a condition that would secure such units on this site. However Policy H2 of the Emerging Local Plan, which relates to accessible home standards states:

"In requiring adaptable and accessible homes from all future developments; the Council will:

- 7.4
- require all new build housing to deliver at least 35% Category 2 Requirement M4(2) adaptable homes (or any new revised regulations revoked or modify the Building Regulations); and
 - require all new build housing to deliver at least 5% Category 3, Requirement M4(3) wheelchair accessible homes (or any new or revised regulations that revoke or modify the Building Regulations)".

7.5 However given the stage of the Local Plan this Policy can only be given limited weight. The site is required to deliver 35% affordable housing, in accordance with the adopted development plan. The Committee are advised that the Emerging Local Plan requires 30% affordable housing in addition to the requirements of policy H2. It would be considered unreasonable to impose the requirement of 35% affordable housing as required by the adopted development

plan, at the same time as imposing the requirements of policy H2 of the Emerging Plan.

At this outline stage the housing mix to be provided by this site is unknown and this would be subject to the reserved matters application.

7.6

8. Infrastructure and Planning Obligations

8.1 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.

8.2 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.

8.3 These tests are also set out by Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).

8.4 The Education Spending Officer has raised no objection to the application in relation to the capacity of education facilities subject to the following necessary, relevant and reasonable contributions to meet the needs arising from the development:

Project - Woodentops Pre-School	£31,109.40
Project - increase capacity of Potton Lower School	£103,698.00
Project – expansion of Potton Middle School	£104,345.28
Project – expansion of Stratton Upper School	£127,954.94

8.5

The Community Facilities Spending Officer has indicated that the following necessary, relevant and reasonable contribution is required to meet the needs arising from the development:

Community Facility Project - Multi-purpose building to meet the needs of communities in Potton and surrounding villages	£40,392.00
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8.6

The Leisure Spending officer has indicated that the following necessary, relevant and reasonable contributions are required to meet the play and sports needs arising from the development, if on-site provision is not provided:

8.7	Play Project - for either replacement equipment for Mill Lane Recreation Ground Play Area; or Replacement of safety surfacing at Mill lane and Henry Smith Recreation Ground Play Areas	£17,000.00
	Sports Project - for outdoor sports consisting of a contribution towards the provision of a new multi-sports pitch for Potton Federation School.	£9,744.00

The NHS 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. However in the absence of a representation, there is no evidence provided by the statutory body responsible for healthcare to suggest that the existing or planned capacity of healthcare 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.

9. Human Rights and Equality

9.1 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.

10. Planning Balance

10.1 It is considered that the principle of the proposed development would be contrary to Policy DM4 of the Core Strategy and Development Management Policies (2009) and Policy SP7 of the Submission Central Bedfordshire Local Plan. Notwithstanding the latter those policies are not attributed full weight for the reasons outlined and as such would not justify the refusal of planning permission on their own. The proposed development has been considered against 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 the non compliance with these policies. In considering the latter in the context of these objectives, other up-to-date Local Policies and the Policies within the NPPF have been considered.

10.2 For the reasons outlined within this report, the development is considered to be sustainable and no significant harm has been identified. It is considered that the benefits of the development would outweigh the conflict Policy DM4 of the Core

Strategy and Development Management Policies (2009) and Policy SP7 of the Submission Central Bedfordshire Local Plan.

Recommendation:

That Planning Permission be **APPROVED** subject to the applicant entering into a legal agreement to secure financial contributions, on-site provision of affordable housing and self/custom build serviced plots and, subject to the following planning conditions:

RECOMMENDED CONDITIONS / REASONS

- 1 Details of the 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 no 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 30.

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 The landscaping details required to be submitted by Condition 2 of this permission shall include details of hard and soft landscaping (which shall include the retention of trees and hedgerows in accordance with XXX), together with a timetable for its implementation and maintenance for a period of 5 years following implementation. Notwithstanding the details submitted any subsequent submission under Condition 2 of this permission shall include details measures for their protection during the course of development. The approved measures shall be implemented in accordance with a timetable to be included as part of the landscaping scheme. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure the development would concern or enhance the landscape, provide a net gain for biodiversity, retain trees/hedgerows and safeguard the character and appearance of the area, in accordance with Policies CS16, DM14, DM15 and DM3 of the Core Strategy and Development Management Policies (2009) and the NPPF.

- 6 The application for reserved matters 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) and the NPPF.

- 7 **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), using sustainable drainage principles as set out in the CIRIA SUDS Manual (C753), has been submitted to and approved in writing by the Local Planning Authority. Discharge of surface water off site must not exceed the greenfield rate or volume for the 1 in 1 year event. The final detailed design shall be based on the agreed drainage Strategy (March 2018), and shall be implemented and maintained as approved. Maintenance will ensure the system functions as designed for the lifetime of the development. The scheme shall include, at a minimum, the following:**

- **Full detailed calculations using FEH rainfall data showing the simulated rainfall storms for the 1 year, 30 years, 100 years and 100 years plus climate change;**
- **Detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above**

Ordinance Datum). This shall include all elements of the system proposed, including source control, storage, flow control and discharge elements;

- **Details of flow control measures to be used, demonstrating that runoff rate and volume will not exceed greenfield rate/volume;**
- **Details of the ownership, condition and capacity of any receiving watercourse or waterbody;**
- **Full calculations of the attenuation storage volume required including allowances for climate change, based on the simulated rainfall runoff and the agreed post-development discharge rates;**
- **Flooded areas for the 1 in 100-year storm when system is at capacity, demonstrating flow paths for design for exceedance.**
- **Integration of the drainage system with wider site objectives, including water quality treatment, amenity, biodiversity and Amenity.**
- **Details of the structural integrity, proposed construction of the system, and any phasing of works.**
- **Full details of the maintenance and/or adoption proposals for the entire drainage system, including all elements listed above, and any proposed split of the surface water management system and/or maintenance responsibilities between private (i.e. within curtilage) and public (i.e. in public open space and/or highway).**

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 paragraph 103 NPPF.

8

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.

- 9 No dwelling hereby approved shall not be first occupied until the access including footpath connections, in accordance with Drawing Number: 18018-POTT-5-500, as well as the provision of the required unobstructed vision splays at the junction of the access with the public highway have been completed in full accordance with the approved details. 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 43m 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 ensure the provision of appropriate access arrangements including the provision of 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.

- 10 Any subsequent reserved matters application shall include an unobstructed public footpath connection up to the western boundary of the site to Mill Lane Recreation Ground. Thereafter the development shall be completed in accordance with the approved details prior to the first occupation of the last dwelling hereby approved.

Reason: In the interest of improving accessibility and connectivity to local community facilities and to promote sustainable modes of transport, in accordance with Policy DM3 and CS4 of the Core Strategy and Development Management Policies and the NPPF.

- 11 Visibility splays shall be provided at all internal road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety.

- 12 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.

- 13 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.

- 14 As part of any reserved matters application a scheme for the provision of spaces and electric charging 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.

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

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

- 16 **The development shall not commence until a Construction Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. The statement shall include:**

- i) waste management measures;**
- ii) details of site compounds, offices and areas to be used for the storage of materials;**

- iii) **methods and details of dust suppression during construction;**
- iv) **proposals to minimise harm and disruption to the adjacent local area from ground works, construction noise and site traffic.**
- v) **construction traffic routes**

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

Reason: In the interest of highway safety and the living conditions of surrounding properties.

- 17 Prior to the first occupation of the buildings hereby approved, a scheme for external lighting shall 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 and in the interest of biodiversity in accordance with Policies CS14, CS18, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 18 Prior to the first occupation of the development hereby approved details for ecological enhancements at the site shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with these details.

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

- 19 Any Reserved Matters application submitted shall include a scheme for protecting the proposed dwellings from any potential noise and/or light identified in an associated assessment of the local recreation ground and plant hire premises (including access) for the approval of the local planning authority. Thereafter no dwelling hereby approved shall be occupied until any such scheme identified as necessary has been implemented in accordance with the approved details, shown to be effective and retained in accordance with those details thereafter.

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

- 20 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 18020/1000 and 18018-POTT-5-500.

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 in order to comply with Conditions 1 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. Further details can be obtained from the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ
3. 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.
4. 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.
5. The applicant is advised that the site is located above a Principle Aquifer and within Source Protection Zone 3. Although the proposal is not considered to be of high risk, however the developer should address risks to controlled waters from contamination at the site.
6. The applicant is advised that the Environment Agency consider any infiltration (SuDS) greater than 2.0m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways are proposed the EA would wish to be consulted. All infiltration SuDS require a minimum of 1.2m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

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

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

DECISION

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