

Item No. 5

APPLICATION NUMBER	CB/18/02232/FULL
LOCATION PROPOSAL	Land To The South Of, Arlesey Road, Stotfold Erection of 161 dwellings with 35% Affordable Housing, including an access road, landscaping and all associated ancillary works on land to the south of Arlesey Road.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Martin Plummer
DATE REGISTERED	12 June 2018
EXPIRY DATE	11 September 2018
APPLICANT	Linden Limited & All Land Investments (Stotfold) Limited
AGENT	Woods Hardwick
REASON FOR COMMITTEE TO DETERMINE	Departure to Development Plan. Cllr John Saunders has an interest in the application site.
RECOMMENDED DECISION	Recommended for Approval

Summary of recommendation:

Part of the application site is allocated for residential development in the Site Allocations Development Plan Document (DPD) April 2011 whilst some of the site does not form part of the allocation. As such the development can be considered as a departure to the Development Plan. The development incorporates housing and affordable housing in what is considered to represent a sustainable location in planning terms. Whilst the development does see the removal of a commercial operation from the site, there are social and environmental benefits associated with this and there are economic benefits associated with the provision of housing. There will be some landscape and visual impact however the development incorporates an appropriate landscape strategy which will mitigate any such impact. The layout and design of the development will create a high quality environment and not result in material harm to the living conditions of neighbouring properties. Other planning matters including flood risk, contamination, noise impact, ecology, archaeology, flood risk and highways are either neutral or able to be mitigated appropriately through planning conditions.

Site Location:

The site is located on the western edge of the settlement of Stotfold, directly adjoining built form to the north with Arlesey Road and to the east with the residential estate known as The Gardens. The eastern and western parts of the site form large areas of agricultural meadow whilst the central part comprises of the commercial operation of Saunders Recovery Yard. To the south of the site is a watercourse known as Pix Brook and beyond that open countryside. Further to the west of the site is further open countryside and, beyond that Etonbury Academy.

The Application:

Full planning permission is sought for the erection of 161 dwellings. Plans and elevations of the proposed development are submitted showing the development proposal with access onto Arlesey Road through the gap between 85 and 97 Arlesey Road.

The development incorporates the provision of 105 open market dwellings – 8no 5 bed (7%); 37no 4 bed (35%); 30no 3 bed (29%); 21no 2 bed (20%) and 9no flats (9%).

56 dwellings are proposed to be affordable incorporating 3no 1 bed flats (5%); 9no 2 bed flats (16%); 20no 2 bed dwellings (36%) and 24no 3 bed dwellings (43%).

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

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
CS6 Delivery and Timing of Housing Provision
CS7 Affordable Housing
CS13 Climate Change
CS14 High Quality Development
CS16 Landscape and Woodland
CS17 Green Infrastructure
CS18 Biodiversity and Geological Conservation
DM1 Renewable Energy
DM2 Sustainable Construction of New Buildings
DM3 High Quality Development
DM4 Development Within and Beyond Settlement Envelopes

DM10 Housing Mix
DM14 Landscape and Woodland
DM15 Biodiversity
DM16 Green Infrastructure
DM17 Accessible Green Spaces
HA12 Land at Arlesey Road, Stotfold

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

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

There is various planning history relating to the commercial operation at the site – the most pertinent is as follows:-

Application Number	MB/99/01028/CED
Description	Certificate of lawful development relating to the use of the land for the following purposes for open storage of 1: Vehicles and equipment in connection with a vehicle recovery business; 2) Vehicles in relation to a motor vehicle sales and repair business carried out elsewhere; 3£ Vehicles and equipment in connection with an outside catering business; 4) Classic and

collectors vehicles including agricultural equipment and traction engines. Including vehicles circulation space and access to adjacent storage building and compound permitted under application reference 48/91/1335

Decision Lawful Dev - Existing - Granted
Decision Date 30/11/1999

Application Number MB/96/01512/FULL
Description Change of use (retrospective) to open storage of i) vehicles and equipment in connection with a vehicle recovery business; ii) vehicles in relation to motor vehicle sales and repair business; iii) vehicles and equipment in connection with an outside catering business.

Decision Approved
Decision Date 01/04/1997

Consultees:

Stotfold Town Council Objection summarised as follows:-

- No objection in principle to the designated site HA12 (in the Site Allocations DPD) but objection on the basis that part of the application is in open countryside beyond the settlement envelope of the town;
- The 5% forward planning requirement of CBC has already been met so there is no pressure to increase loading where large amounts of development have already occurred;
- Part of the proposal is to be sited on an existing vehicle storage yard and there is potential contamination risk.
- Insufficient capacity on existing GP surgery and pharmacy services;
- There is an identified shortfall looming in pupil places at local lower and middle schools;
- Major concerns in relation to the cumulative effect of traffic from this development. The approved Pix Brook Academy to be sited directly across the road, users of the new Arlesey Road recreation area (football club stadium and recreation ground); ongoing or approved developments at Fairfield, Arlesey, Baldock and Letchworth bringing additional vehicles onto the A507;

- There are errors and omissions in the traffic counts and considerations in the Transport Assessment;
- The Transport Assessment does not consider existing local congestion due to parked cars blocking Stotfold Road near Etonbury School;
- The modelling in the Transport Assessment does not include full time segments and there is an underestimate of congestion and queuing;
- The road widths associated with the development are insufficient for emergency, refuse and delivery vehicles;
- There is potential for on-street parking which will impede vehicle access;
- Parking levels are insufficient and not appropriately related to the dwellings.
- Insufficient width of pathway along Arleseay Road;
- The play space is not centrally located within the site and is not properly overlooked for child safety;
- Harmful impact on living conditions of dwellings within The Gardens associated with 2 storey dwellings;
- A financial contribution to provide a skate park should be provided as part of a S106.

Archaeology

The proposed development will result in an impact upon heritage assets of archaeological significance. This does not represent an overriding constraint to development provided that the applicant takes appropriate measures to record and advance understanding of the archaeology. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development. This can be secured through a planning condition.

Bedfordshire Fire and Rescue

No objection – refer the Council to building regulation requirements for fire engine access and hydrants.

Bedfordshire Police

No objection subject to a planning condition requiring lighting to communal adopted areas.

Ecology Officer

No objection – recommends inclusion of a planning condition requiring a biodiversity method statement. Given the loss of open habitats and hedgerows it is also recommended that a financial contribution be made towards the enhancement of the Etonbury Wood and Orchard. Monies can be spent on additional planting to

support the enhancement of the wood for biodiversity to demonstrate net gains associated with the development. The woodland has suffered from ash dieback and areas will be replanted together with more hedge and wildflower planting.

Environment Agency No objection

Flood Risk Team No objection on the basis of recent submissions. The Flood Risk Assessment is in the process of being updated to reflect recent modelling – when received planning conditions relating to drainage matters will be formulated for consideration.

Green Infrastructure Officer Given the removal of the hedgerow the scheme should achieve a net gain in green infrastructure and secure a rich landscape particularly within the brook corridor.

Highways Officer No objection

The layout is 2014 Design Guide compliant in terms of road layout which is a mix of tarmac and shared surfaces and parking with provision for both visitor parking and additional spaces for unallocated parking where dwellings have triple tandem parking which is shown on the Parking Layout drg 17844/1016.

The access from Arlesey Road is via a table top junction which acts as traffic calming along this road which will also provide for a Toucan crossing to the footway/cycleway on the north side of Arlesey Road. A pedestrian link is also provided to meet The Gardens.

The Transport Assessment also takes committed development into account and the following junction have been assessed

- Arlesey Road / Hitchin Road / Regent Street / High Street Stotfold
- Hitchin Road / A507
- B659 / Arlesey Road / Hitchin Road (Henlow) / A507
- Stotfold Road / Arlesey Road / A507
- New Roundabout for Arlesey Masterplan Area

With background traffic growth and committed developments taken in to account, the A507 roundabout have very slight marginal increased in the RFC values, with the addition of this application the increase is very marginal to the ratio to flow capacity but nevertheless is seen as being compliant in accordance with the NPPF.

Mitigation for the signalised junction is to increase signal cycle time from 90 seconds to 120 seconds which is also deemed acceptable.

Housing Officer	Development	The application is supported. The development proposes a policy compliant level and mix of affordable housing. The site layout plan indicates the affordable units are dispersed throughout the site and integrated with the market housing to promote community cohesion and tenure blindness, with cluster sizes which are acceptable.
IDB		Consent will be required from the IDB to discharge into the watercourse and no development should be within 9 metres of the watercourse.
Landscape Officer		No objection in principle. Revisions to the landscape scheme are suggested in relation to tree specification and removal of the proposed hedge immediately adjacent to the Pix Brook.
MANOP Team		Provision for older people should be accommodated within the site.
Pollution Officer		<p>No objection on the basis that a S106 agreement secures the closing of the existing commercial operation (Saunders Recovery Yard) prior to plots with direct line of sight to the commercial operation (plots 1-4 and 63-67) are occupied.</p> <p>A planning condition is recommended in relation to a noise scheme to protect existing dwellings from road noise and land contamination.</p>
Public Art Officer		Given the scale of development the provision of public art is required and a planning condition is recommended in relation to this.
Strategic Growth Team		No objection

The Council can demonstrate a 5.81 supply of housing and the presumption in favour of sustainable development is not therefore engaged.

The application site was submitted through the call-for-sites process of the Local Plan but did not pass as part of the site is allocated in the previously adopted strategy.

This said, the site assessment identified the sites suitability based on its positive location in relation to existing services within Stotfold, appropriate access and its limited impact on landscape ecology on the basis that Pix Brook is considered in the design.

Sustainable Officer	Growth	Planning conditions securing the provisions of policy DM1 and DM2 are required in relation to renewable energy and water standards.
Travel Plan Officer		Recommends inclusion of a planning condition requiring implementation of the submitted Travel Plan.

Spending Officers

Education Officer	Spending	Recommends financial contributions as follows:- Early Years £153,473.04 Lower £511,576.80 Middle£514,770.05 Upper £631,244.39 Total £1,811,064.28
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The Early Years contribution would go towards a project at the Early Years setting at St Mary's C of E Academy.

The lower school contribution would go towards a project at St Mary's C of E Academy, or such other identified education project (in accordance with reg 123) as identified by Central Bedfordshire Council.

The middle and upper school contributions would go towards the creation of Pix Brook Free School, providing middle and upper school places to serve the Stotfold and Arlesey area, or such other identified education project (in accordance with reg 123) as identified by Central Bedfordshire Council.

Leisure Spending Officer Recommends financial contributions as follows:-

- 1) £33,810.00 towards Stotfold library to provide more space for books and IT provision;
- 2) £142,429 towards improvements at Saxon Pool Leisure Centre
- 3) £52,241 towards the adjacent Arlesey Road football / sports facility plans expansion and new facilities.

Libraries Spending Officer Recommends a financial contribution of £33,810 towards creating additional space for books and other services including IT.

NHS Members will be updated through the late sheet.

Other Representations:

Neighbours 26 representations in objection summarised as follows:-

- Departure to Development Plan policy DM4;
- Harmful impact on open countryside and too dense a development;
- Harmful increase in traffic movements will lead to additional traffic particularly during school drop off and pick up times;
- Harmful impact on highway / pedestrian safety;
- Existing infrastructure is inadequate- schools, health care provision; shopping facilities
- Harmful impact on living conditions of neighbouring properties in terms of overbearing impact, loss of light; overlooking and loss of privacy
- Loss of employment provision associated with Saunders site;
- Inadequate / inaccuracies in the Transport Assessment and Green Travel Plan;
- Insufficient parking provision;
- Loss of hedgerow and other landscape features;
- Increased flood risk;
- Harmful impact on ecology and biodiversity;
- No clear timescale for closure of existing commercial operation;
- Harmful impact associated with construction on living conditions of neighbours.

Determining Issues:

The main considerations of the application are;

1. Principle
2. Sustainable location for development
3. Affect on the Character and Appearance of the Area
4. Neighbouring Amenity
5. Highway Considerations
6. Other Considerations
7. Sustainable objectives

Considerations

1. Principle

- 1.1 The eastern part of the site is allocated for residential development in the Site Allocations DPD (Development Plan Document) 2011 which forms part of the Core Strategy. Policy HA12 of the Site Allocations DPD allocates 2.84ha for residential development and a minimum of 85 dwellings. The current development proposal is different compared with the allocation in terms of the frontage with Arlesey Road – the allocation included the existing commercial enterprise which is excluded from this current application site. Nonetheless, the eastern part of the application site comprises approximately 2.8Ha (i.e it includes and reflects the allocation in the DPD) and includes 89 dwellings (31.8dph). The principle of development on this parcel is therefore considered to be acceptable.
- 1.2 The western part of the site, which includes approximately 2.1Ha is not allocated for housing in the Site Allocations DPD or Core Strategy and the provision of residential development on this parcel of land would represent a departure to the Development Plan. This part of the application site amounts to approximately 72 dwellings (34dph). The overall density of the site is 33dph.
- 1.3 The entire application site was promoted through the call for sites process of the Local Plan but, as highlighted in the consultation response from the Strategic Growth Team, was not included in the Local Plan.
- 1.4 The Council have identified and demonstrated in the latest Annual Monitoring Report a five year supply of housing and, it is noted that the position in respect of five year housing has now been extensively tested now at appeal. Accordingly, the most important housing policies in the Core Strategy relevant to this application, including CS1, CS5 and DM4 are not considered to be out of date and the presumption in favour of sustainable development in paragraph 11 of the NPPF is not therefore engaged.
- 1.5 This said, the provision of sustainable development is at the heart of the NPPF and Local Authorities are required to significantly boost the supply of housing.

This, together with detailed layout and design matters (as discussed below) is the determining consideration of this application.

2. Sustainable location for development

- 2.1 Stotfold is designated as a minor service centre - it is a settlement that contains a number of services including schools, shops, restaurant/pubs, school, petrol filling station, local businesses, community halls and public transport availability via buses and access to Arlesey railway station to the south. The application site is well related to those existing facilities and within walking or cycling distance to the vast majority of existing services and facilities within Stotfold. The Council have accepted that the site is a sustainable site for development through the allocation of the site in the Site Allocations DPD and the site assessment stage of the emerging Local Plan.
- 2.2 Whilst it is acknowledged that the development is contrary to policy DM4, which seeks to restrict development to within the settlement envelope, given the allocation of the site in the Site Allocations DPD it is considered that the sites overall relationship to the existing settlement is such that the loss of open countryside in this instance is not considered to result in a significant or harmful impact on the character and appearance of the area, provided an appropriate relationship with Pix Brook to the south is created, which is discussed below.
- 2.3 Part of the site forms the Saunders recovery business and represents previously developed land – the thrust of the NPPF is to consider the provision of small/medium sites for housing making use of brownfield sites. Some positive weight can therefore be given to this consideration.
- 2.4 Positive weight can also be given to the provision of housing including a policy compliant level of affordable housing given the evidence base which supports the emerging Local Plan in respect of the need for housing.

3. Character and appearance

- 3.1 The application site to the east and west parts of the site form open meadow fields whilst the central part is comprised of commercial use associated with Saunders Recovery Business. To the south and west there are open fields whilst to the north the site adjoins the ribbon of development along Arlesey Road.
- 3.2 The development of the scale proposed will inevitably and fundamentally alter the character of a relatively large parcel of land. The degree of impact is, to some extent tempered by the character of the commercial enterprise which extends from Arlesey Road to the north of the site towards the brook to the south. The appearance of this part of the site cannot reasonably be considered as in keeping with the countryside location and there is an opportunity to improve the character of this part of the site. Weight can also be attached to the designation of the eastern part of the site (including the existing commercial operation) for housing development in the current Development Plan.

- 3.3 To the north of the site is a ribbon of development which fronts Arlesey Road and to the east is a residential estate (The Gardens) which infills the area between Arlesey Road and Pix Brook to the south. The application site appears as a logical extension to the west of Stotfold which follows the alignment of the Brook and existing built form along Arlesey Road and reflects the infill nature of The Gardens in this respect. Whilst there is acknowledged to be a significant change to the character of the site, given the relationship with built form to the north and east, the harm will not be significantly detrimental to the landscape character or town setting. There will be views from the north west along Arlesey Road – it is noted that buffer planting to the western boundary of the application has been removed but, nonetheless, such planting can be replaced through planning condition which will help reduce the degree of visual impact.
- 3.4 Policy HA12 of the DPD is supportive of the provision of an appropriate buffer to the Pix Brook to the south – a position which is reflected in the commentary received by the Strategic Growth Team, Landscape Officer and the Councils Ecologist. The applicant is required to maintain a 9 metre buffer to the brook by the IDB which is provided for in the plans. The plans submitted show that the buffer space with the brook increases to the west (to around 30 metres) whilst to the east the buffer more reflects the alignment of existing built form in the Gardens. The submitted plans indicate that the south western part of the site will comprise of SuDS features and soft landscape planting which will slow, store and improve water quality before it enters the brook with associated ecology and biodiversity benefits. The plans submitted also show the provision of a LEAP within the space which is shown to be surrounded with planting. Planning conditions are recommended which will secure this. Several properties front the brook – making the most of this feature and creating an interesting and tranquil setting for those dwellings. This aspect of the design and the scale and design of dwellings which front the Brook will also reduce the degree of impact in views from the south.
- 3.5 The development incorporates a single access into the site via Arlesey Road and a primary road from north to south through the site – that access incorporates a policy compliant width, including footways, verge and opportunities for trees along the access which creates a ‘boulevard’ type appearance. Dwellings of differing forms and designs front that primary access with front gardens and driveways, together with a larger three storey building serving a flatted development. A high quality and well articulated street scene is created which provides interest and character. Off the primary access are four secondary streets. In overall terms, there is a good mix of house types and designs within those street frontages. The street to the north does incorporate a higher proportion of semi-detached dwellings, and there is a higher proportion of parking bays. However, there are good levels of articulation to the building lines and frontages which, together with opportunities for planting, will help break up the street scene.

- 3.6 Policy DM10 of the Core Strategy Development Management Policies and emerging policy HE1 of the Local Plan sets out that all developments must include a mix of housing types and sizes in order to meet the needs of all sections of the community, to encourage sustainable, inclusive and mixed communities. Proposals should be accompanied by evidence which demonstrates the development meets these needs through the use of up to date evidence. The SHMA (Dec 2017) provides the latest evidence base.
- 3.7 The proposed development incorporates a slightly lower level of 3 bed open market dwellings and a resultant higher level of 4 and 2 bed open market dwellings – however, the overall mix of open market and affordable dwellings is considered to be broadly in line with the SHMA. A planning condition is recommended requiring the provision of lifetime homes.
- 3.8 The predominant scale of development along Arlesey Road is two storey dwellings, albeit there is some variation to the building heights within the street, and there are buildings with greater height and presence within the street scene such as Etonbury School and the Health Centre building. The development incorporates two storey dwellings fronting onto Arlesey Road with chimneys which reflects the character of the existing street. Whilst within the site there is some changes to the heights of buildings with 2 or 2½ storey dwellings and the three storey apartment buildings. Such a mixed scale of development is appropriately broken up through variation to elevation treatment and soft landscaping.
- 3.9 The character of built form within Stotfold is fairly mixed but generally traditional in character with a mixture of gable features, hipped roofs, brick, render and tiled roofs. The development proposal responds to that character and utilises a reasonable mixture of architectural styles with pitched roofs, some with dormer roofs, brick and render. In overall terms a high quality development is provided which responds positively to the character of the surroundings. Planning conditions are recommended in relation to the detailed specification for materials and lighting.
- 3.10 The plans submitted show removal of hedgerow which run north-south through the central part of the site and a collection of trees to the south of the site and Saunders Recovery Yard. None of those landscape features are protected and their removal is required to implement the development. No objections are raised by the Landscape Team in relation to this element of the proposal. Landscape design proposals are submitted with the planning application which the Landscape Officer recommends some minor changes. In overall terms, the development incorporates appropriate levels of space for soft landscaping, particularly within the primary route through the site and southern part of the site with the Pix Brook.

4. Neighbouring Amenity

- 4.1 The main consideration relates to the impact on existing neighbouring properties to the north along Arlesey Road and to the east within the Gardens. Representations have been received from some neighbours raising concerns in relation to noise and disturbance associated with the development and a loss of light, privacy, overlooking and overbearing impact.
- 4.2 The proposed dwellings to the north of the application site and sited closest to Arlesey Road are located in excess of the 21 metre back to back distance required in the Design Guide. There is considered to be appropriate spacing and relationship between the proposed dwellings and those dwellings to the north within Arlesey Road such that there will be no significant or harmful impact on their living conditions such that would warrant the refusal of the application.
- 4.3 Numbers 3, 22 and 39 the Gardens adjoin the eastern boundary of the application site and have a closer relationship with the proposed development. The plans have been amended during the application process to create an improved relationship with those properties.
- 4.4 Having regard to the orientation and siting of number 3 The Gardens with the development and the existing landscaping which serves number 3 (a hedge around 3 metres in height which runs north-south along the boundary with the application site), there is not considered to be any harmful impact on the living conditions of this neighbouring property.
- 4.5 Plots 17-19 are considered to be located an appropriate distance and relationship with number 22 The Gardens such that there is no harmful overbearing impact, loss of light, overshadowing or privacy such that would warrant the refusal of planning permission.
- 4.6 Plots 22 and 23 are positioned so they back onto the flank elevation of number 39 The Gardens. However, the distance between those plots (including the single storey garage) is such that there will be no harmful overbearing impact or loss of light/overshadowing. The first floor plan of Plots 22 and 23 have been amended and no bedroom windows are proposed on the rear elevation which would result in harmful overlooking or loss of privacy. A bathroom window is proposed which can be obscure glazed via planning condition. In overall terms the amended plans now result in an acceptable relationship with this neighbouring property.
- 4.7 A development of this scale will inevitably create noise and general disturbance associated with the building works – a planning condition is recommended which requires a construction management plan which will help mitigate the degree of impact to an acceptable level.

5. Highway Considerations

- 5.1 A number of representations received raise concern in relation to increased traffic movements along Arlesey Road and the conflict with on-street parking, particularly in relation to school pick-up/drop off times. No such objections are raised by the Highway Officer and it must be acknowledged that the development will see the removal of the existing commercial uses associated with the site and therefore a reduction in commercial vehicles associated with that operation.
- 5.2 The development incorporates a design guide compliant scheme in terms of road and pedestrian footway widths and design. The development includes a raised platform and TOUCAN crossing on Arlesey Road which will assist in slowing the speed of vehicles and enable pedestrian crossing to the northern side of the road where there is a wide footway linking into the settlement.
- 5.3 The application is supported with a Transport Assessment which sets out that a number of junctions have been considered together with trip rates and planning permissions for development which have not yet been implemented. The Assessment concludes that there is no reason in transportation or highway terms why the nature and scale of the proposed development should not be supported. Having regard to the applicants submissions and the advice from the Highway Officer the development is not considered to represent a severe impact in highway safety terms.
- 5.4 The application is supported with a plan showing vehicular parking for residents and visitors. A Design Guide level of parking is provided within the and visitor parking is appropriately spread across the development. A planning condition is recommended requiring the provision of measures for charging of electric vehicles.

6. Other Considerations

Flood Risk

- 6.1 The Environment Agency mapping indicates that the site is located in a flood zone 1 – a low area of fluvial flood risk and that there are some low/medium areas of risk of surface water flooding to the south of the site.
- 6.2 In response to flood events in Stotfold in 2015 and 2016 the Council have undertaken a detailed analysis of the Pix Brook catchment. The modelling undertaken clarifies where the key areas of flood risk are in the catchment and should be used to test the potential impact of new development within the catchment. The model has only become recently available to the applicant and they are, at the time of writing, updating the Flood Risk Assessment. The amended plan which is presented to Members for consideration represents a scheme which the applicant currently considers will provide appropriate flood risk mitigation - a position which is reflected in the Flood Risk Teams advice for which

there is no objection. Planning conditions in relation to drainage matters will be formulated for Members consideration in the late sheet.

- 6.3 Members will note that the play space is proposed to be located in the southern part of the site and some representations are raised in relation to the juxtaposition of that play space with a watercourse. It is considered that, subject to appropriate boundary treatment that this would represent an acceptable relationship. The alternative is for a financial contribution towards play equipment on the existing recreational playing fields the other side of Arlesey Road.

Ecology

- 6.4 As noted previously, there was previously a hedgerow to the western boundary of the application site which has been removed. This action has impacted, to a certain degree, on the applicants ability to demonstrate net gains to biodiversity. Nonetheless, the application is supported by a detailed Ecology Survey and Assessment which proposes various mitigation measures including inter alia, replacement hedgerow planting to the western boundary (including provision of post and rail fencing to demark boundaries and ensure retention of the hedge); restrictions on lighting (to retain the Pix Brook corridor for bats and other nocturnal animals); measures to protect badgers; habitat manipulation for lizards; new planting and habitat creation and buffer to the Pix Brook.
- 6.5 No objections are raised by the Councils Ecologist subject to a planning condition and the inclusion of a financial contribution towards Etonbury Wood. That woodland is a short distance to the west of the application site and can be accessed to the west of the site off Arlesey Road by a permissive path. A financial contribution of £20,000 will provide the necessary funding to help improve that space and, together with the enhancement packages submitted, provide net gains to biodiversity.

S106 and contributions

- 6.6 Significant weight should be given to the National Planning Policy Framework, which calls for the achievement of the three dimensions of sustainable development: economic, social and environmental. It is considered that Policy CS2 of the Core Strategy for the North is in accordance with the National Planning Policy Framework. This states that developers are required to make appropriate contributions as necessary to offset the cost of providing new physical, social, community and environmental proposals. Emerging policy in the Local Plan sets out a similar requirement.
- 6.7 The applicant has agreed to make the following contributions:-
- Total education contribution of £1,811,064.28
 - £33,810.00 towards Stotfold library to provide more space for books and IT provision;
 - £142,429 towards improvements at Saxon Pool Leisure Centre

- £52,241 towards the adjacent Arlesey Road football / sports facility plans expansion and new facilities
- £20,000 towards Etonbury Wood planting strategy
- Refuse collection contributions

6.8 The above contributions are considered to meet the tests as set out in the CIL regulations and will help offset the impact of the development on existing infrastructure.

6.9 Representation from third parties are critical of the impact of the development on existing infrastructure – namely education and health care provision. The comments initially received from the Education Spending Officer at the time of the pre-application raises no objection in terms education capacity and indicates that financial contributions towards expansion or other improvements to the existing schools will mitigate the impact. The NHS have been consulted on this application and have been chased for a response but, at the time of writing, no detailed representation has been received.

Contamination

6.10 A significant proportion of the site forms open fields and not likely to give rise to contaminated land matters. However, a reasonably significant proportion of the site falls within commercial operation and, having regard to the advice from the Pollution Team, will need to be considered further in relation to de-contamination. Any such de-contamination of the site and associated benefit to the environment would be a matter attracting positive weight.

Noise impact associated with existing commercial use

6.11 Representations have been received in relation to the existing commercial activities within the site and the impact on existing residents and future residents. The applicant has confirmed that Saunders Recovery business is contractually required to vacate the site by October 2020 on the grant of planning permission. This will include the ceasing of any commercial operation on the retained land (the dwelling and buildings associated with 97 Arlesey Road). This arrangement has been agreed to be incorporated into the S106 agreement by all relevant parties including that none of the proposed dwellings (plots 1-4 inclusive, plots 63 to 87 inclusive) will be occupied until the commercial operation ceases. The ceasing of the commercial operation from the site, which is understood to have limited control in terms of hours of operation will have significant positive impact on existing residents in terms of reductions in noise and general disturbance. This is a matter which can attract significant positive weight.

6.12 The Pollution Officer recommends inclusion of a planning condition requiring a noise mitigation strategy from road noise. The nature of Arlesey Road and relationship with the application site is such that detailed information in relation to this matter is not required to make the development acceptable in terms of providing for appropriate levels of amenity for future residents.

Historic Environment

- 6.13 The site is not within or adjacent to a Conservation Area and there are no nearby listed buildings which will be impacted by the development. As noted by the Councils Archaeologist, there is some potential for impact on heritage assets of archaeological significance – a planning condition is recommended which will appropriately mitigate against any impact.

Public Art

- 6.14 The development does meet the threshold for the provision of public art as set out in the Design Guide. However, given the nature of the development and relationship with existing built form, such provision is not necessary to make the development acceptable in planning terms.

Human Rights and Equality Act issues:

- 6.15 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.

7. Sustainable Development

Economic objective

- 7.1 In terms of the economic dimension, the development will have benefit in the short term associated with the construction phase of implementing the development. In the medium – long term, future occupiers of the development may also help support existing local facilities in Stotfold.

- 7.2 As noted above, the development will incorporate the removal of the existing commercial use – whilst the positive weight to be attached to the removal of this commercial use in terms of the environment and amenity of existing and future neighbours has been noted in this report, there will inevitably be a loss of employment use at the site. Such a position has been acknowledged through the allocation of the site for employment provision in the DPD. The owner of Saunders Recovery business has intimated that relocation of the business at the earliest opportunity is a priority. Any relocation of the business within the jurisdiction of the Central Bedfordshire Council which requires development will be the subject of a planning application process.

Social objective

- 7.3 The social dimension of sustainable development relates mainly to the provision of housing – the provision of housing will have very significant impact in helping maintain housing supply and such a matter would also weigh in favour of the proposal.

- 7.4 The report has detailed that Stotfold is regarded as a sustainable location and it is considered that the settlement offers services and facilities that can accommodate the growth resultant from this scheme.
- 7.5 The development will impact on local infrastructure and as a result, development of a scale as proposed here, is required to offset these impacts, by entering into a S106 agreement to provide financial contributions to mitigate these impacts.
- 7.6 The development will see the existing commercial operation cease with improved impact associated with reductions in noise and disturbance to existing residents.

Environmental objective

- 7.7 The site does provide environmental benefits through the provision of formal and informal open space. Matters relating to flood risk, climate change, tree impact are either neutral or able to be controlled positively through planning conditions. The de-contamination of the site, which can be controlled through condition, will have benefit to the local environment.
- 7.8 There is likely to be some landscape and visual impact associated with the development in terms of the siting of the development and relationship with viewing points. However, the plans submitted demonstrate that retention and provision of new green infrastructure and buffer planting will mitigate any such impact.

8. Conclusion

- 8.1 Part of the site is allocated for residential development in the Development Plan whilst part is not and therefore represents a conflict with policy DM4 of the Development Plan. The NPPF is a material consideration in the determination of planning applications and this sets out that there is a presumption in favour of sustainable development and there is a need to boost the supply of housing. The entire site is well related to the settlement of Stotfold which is identified in the Development Plan as a sustainable location for development. For the reasons outlined above the development is considered to be sustainable and no significant harm to material considerations is identified.

Recommendation:

That Planning Permission be **APPROVED** subject to the signing of a S106 agreement and the planning conditions outlined below:

RECOMMENDED CONDITIONS / REASONS

- 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, numbers

17844/1007, 17844/1014A, 17844/1016A, 17844/1017A, 17844/1018A, 17844/1019A, 17844/1020A, 24582, 17844/1022A, 17844/1024 HA12, 17844/100A, 17844/101A, 17844/103A, 17844/104A, 17844/105A, 17844/106A, 17844/107A, 17844/108A, 17844/110A, 17844/111A, 17844/112A, 17844/113A, 17844/114A, 17844/115A, 17844/116A, 17844/117A, 17844/118A, 17844/119A, 17844/120A, 17844/121A, 17844/136A, 17844/137A, 17844/138, 17844/139, 17844/140, 17844/141, 17844/122A, 17844/123A, 17844/126A, 17844/127A, 17844/128A, 17844/129A, 17844/130A, 17844/131A, 17844/132A, 17844/133, 17844/135A, 17-128.01 RevA, 17-128.02 Rev A, 17-128.03 Rev A, 17-128.04 Rev A, 17848-ARLE-500.

5210-EcoAp.vf4/Ah/RRA Ecological Impact Assessment; JBA17-128-Doc A Landscape & Visual Impact Assessment (Rev C); JBA17/128/AR02 Arboricultural Impact Assessment (Rev A); Site Investigation, Including Infiltration Testing; DBA (PR23913) Heritage Assessment – Desk Based Assessment; Heritage Assessment – Geophysical Survey; Trial Trenching Evaluation Report (PR/23913); RP01-17761 Noise Assessment; 17848/FRA Flood Risk Assessment and Drainage Strategy; 17848/TA Transport Assessment; 17848/GTPA Green Travel Plan (Rev A); 17848/UA Foul Sewerage and Utilities Assessment.

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

- 3 No development shall take place until a written scheme of archaeological investigation (WSI); that includes provision for post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme and this condition will only be fully discharged when all of the archaeological work; including post excavation analysis, the publication of the results of the fieldwork and the deposition of the archive with a store approved by the Local Planning Authority has been completed.

Reason:

This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 199 of the *National Planning Policy Framework (NPPF)*, revised July 2018, that requires developers to record and advance of understanding

of the significance of any heritage assets affected by development before they are lost (wholly or in part).

- 4 **No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:**
- (A) Loading and unloading of plant and materials used in the development**
 - (B) Storage of plant and materials used in the development**
 - (C) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.**
 - (D) Wheel washing facilities**
 - (E) Footpath/footway/cycleway or road closures needed during the development period**
 - (F) Traffic management needed during the development period.**
 - (G) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.**

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason

In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

This condition is pre-commencement as it requires consideration of the impact on the highway network and highway safety prior to any development taking place.

- 5 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area. (Section 12, NPPF)

- 6 No above ground building work shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local

Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.
(Section 12, NPPF)

- 7 No above ground building work shall commence until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Section 12, NPPF)

- 8 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme [before the use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Section 12, NPPF)

- 9 All landscaping will be carried out in accordance with the approved landscape proposals unless otherwise agreed in writing by the Local Planning Authority. Prior to occupation of any dwelling a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Sections 12 & 15, NPPF)

- 10 Details of the layout and design of the play area shown on the approved drawing, including the equipment, furniture, surfacing and boundary

treatment to be installed, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented prior to occupation of the 50th dwelling being first occupied and retained thereafter.

Reason: To ensure the provision of adequate play and children's recreation facilities.

(Section 8, NPPF)

- 11 **No development shall take place (including any demolition, ground works, site clearance) until a biodiversity method statement for the development covering species rescue and translocation, hedgerow planting/establishment and on plot ecological enhancements as detailed in part 6 of the September 2018 Ecological Appraisal has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
 - c) extent and location of proposed works shown on appropriate scale maps and plans;**
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
 - e) persons responsible for implementing the works;**
 - f) initial aftercare and long-term maintenance (where relevant);**
 - g) disposal of any wastes arising from works.**

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

Reason

To ensure adequate provision of ecology and biodiversity retention and enhancement in accordance with the National Planning Policy Framework.

- 12 No dwelling shall be occupied until a TOUCAN crossing on Arlesey Road has been provided, in accordance with details of a scheme based on drawing number 17848-ARLE-500, and approved by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway to the crossing.

Reason

In the interests of road safety and pedestrian movement.

- 13 Visibility splay shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay line 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 to the northern side of the access on Arlesey Road. 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(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 14 The measures included within the Travel Plan dated July 2018 (Revision A) shall be implemented in accordance with the stated timetable followed by a review annually for a period of five years. No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan.

Reason

To reduce reliance on the private car by promoting sustainable modes of transport including walking, cycling and public transport.

- 15 Notwithstanding the provisions of Class A and B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, no additional windows or other openings roof be shall be provided to the side elevation of plot 19 or the rear elevation of plots 22 or 23 and no roof extension or enlargement shall be erected to plot 23.

Reason

To ensure no harmful overlooking or loss of privacy to number 22 or 39 The Gardens.

- 16 The first floor rear bathroom window serving plot 23 (as shown on approved drawing 17844/140) shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason

To ensure no harmful overlooking or loss of privacy to number 39 The Gardens.

- 17 Prior to the commencement of any above ground building works, details of the provision of lifetime homes for the affordable units as required in M4(2) of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure appropriate housing design for a wide age range of the population in accordance with policy DM10 of the CSDMP 2009.

- 18 Prior to commencement of any above ground building works, details of electrical wiring to accommodate facilities for charging plug-in and other ultra low emission vehicles for dwellings shall be submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people in accordance with section 4 of the National Planning Policy Framework.

- 19 **Prior to commencement of any development a Phase 2 investigation report for the entirety of the application site and a Remediation Method Statement should the Phase 2 report discover the need for remediation shall be submitted to and approved in writing by the Local Planning Authority. The development will thereafter be carried out in accordance with the approved details.**

Reason

To ensure that any contamination associated with the site is adequately dealt with and mitigated in the interest of human health and the environment.

This condition is pre-commencement as it requires consideration of an assessment prior to any disturbance to the land prior to building works commencing on site.

- 20 Prior to occupation of the development, a Validation Report shall be submitted to and approved in writing by the Local Planning Authority. A Validation Report by means of which the effectiveness of the remediation implemented by any Remediation Method Statement shall be demonstrated to the Local Planning Authority (to incorporate photographs, waste transfer notes and depth measurements). Any unexpected contamination discovered during works should be brought to the attention of the Planning Authority.

Reason

To protect human health and the environment

INFORMATIVE NOTES TO APPLICANT

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.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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