

Item No. 7

APPLICATION NUMBER	CB/18/03395/FULL
LOCATION	Land at Chapel End Road, Houghton Conquest MK45 3LL
PROPOSAL	Erection of 37 dwellings and associated development
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	10 October 2018
EXPIRY DATE	09 January 2019
APPLICANT	Kier Living
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Major Application - Houghton Conquest Parish Council Objection.
RECOMMENDED DECISION	Recommended for Approve

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. However 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. Notwithstanding; the latter the principle of residential development on this site has been established through an extant planning permission under reference CB/15/01362/OUT dated 02/06/2016 and the site also benefits from the approval of reserved matters under reference CB/17/01389/RM dated 26/06/2017.

The proposed development would deliver an additional 20 dwellings including 7 additional affordable homes, without extending further into the open countryside than the approved scheme and without diminishing the quality of the development, whereby the proposal is considered to be an efficient use of land. It is recommended that the benefits of the development 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 part of the site approved planning permission for 125 dwellings with associated landscaping, public open space and infrastructure under reference CB/15/01362/OUT dated 02/06/2016 and benefits from the approval of reserved matters under reference CB/17/01389/RM dated 26/06/2017.

The development site forms a parcel of land located immediately north east of the settlement of Houghton Conquest. The site previously formed agricultural field. The site is as a whole abuts Chapel End Road to the south, Mill Lane to the north and abuts residential curtilages of dwellings on Crancott Close, Stanbridge Way and Broadway to the west. The eastern boundary abuts further open countryside.

The site subject to this application is to the rear (Northwestern part of the wider site).

The Application:

The application seeks planning permission for 37 dwellings and associated works.

The development approved planning permission and reserved matters included 17 dwellings on this parcel of land, whereby the proposal forms a net increase of 20 dwellings to that which has been approved.

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
DM9 Providing a Range of Transport
DM10 Housing Mix
DM14 Landscape and Woodland
DM15 Biodiversity
DM16 Green Infrastructure
DM17 Accessible Green Spaces

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:

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)
Sustainable Drainage Guidance SPD (April 2014)
The Leisure Strategy (March 2014)
The Mid Bedfordshire Landscape Character Assessment (2007)
Draft Central Bedfordshire Landscape Character Assessment (2015)
Houghton Conquest Green Infrastructure Plan (2010)

Relevant Planning History:

Case Reference	CB/17/01389/RM
Location	Land to the rear of Broadway and Crancott Close, Chapel End Road, Houghton Conquest
Proposal	Reserved Matters following outline application CB/15/01362/OUT construction of 125 dwellings, details of development layout, floor plans and elevational plans of dwellings and any other built structure, details of landscaping and boundary treatment.
Decision	Reserved Matters- Granted
Decision Date	26/06/2017

Case Reference	CB/15/01362/OUT
Location	Land to the rear of Broadway and Crancott Close, Chapel End Road, Houghton Conquest
Proposal	Outline application: of up to 125 dwellings with associated landscaping, public open space and infrastructure with all matters reserved except for access.
Decision	Outline Application - Granted
Decision Date	02/06/2016

Consultees:

Houghton Conquest The Parish Council OBJECTS to this application on the basis that it represents over-development of the site. Also, this increase in housing will put further strain on the amenities and services in the village and will increase traffic locally. As such, S106 contributions are sought for Houghton Conquest Village Hall, in recognition of the additional usage & strain that will be placed on this community facility.

Highways The Highway Authority have issued the following consultation response:

The scheme provides for 12 visitor parking spaces shown within the red line plan area, however 6 of those spaces are within private and not public areas. The parking to the northwest of the development within the blue line is for those dwellings nearby and remote from where the new section of housing is planned. As such the layout could not be supported in highway terms in its current form as it does not comply with the 2014 Design Guide.

However, if you are minded to approve the application the following conditions are recommended.

Conditions

1/ No building shall be occupied until the junction of the proposed vehicular access with the highway 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/ Before the development is brought into use, the proposed development shall be carried out and completed in all respects in accordance with the access siting and layout illustrated on the approved plan No. 389-SK-01 Rev J and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason

To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

3/ Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason

To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

4/ No building shall be occupied until the vehicle parking spaces have been properly surfaced and provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

Reason

To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.

5/ Before (any of) the access(es) is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level throughout the lifetime of the development.

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).

6/ Visibility splays shall be provided at all 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.

7/ Before any dwelling is occupied, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
(See Notes to the Applicant)

Reason

To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

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 as a result of the development, new highway street lighting will be required, and the applicant must contact the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.

2/ The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to 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 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.

Waste

No objection to the application.

Lead Flood Authority

The Lead Flood Authority have raised no objection to this application subject to conditions relating to surface water drainage.

Strategic Housing

Strategic Housing have issued the following consultation response:

Strategic Housing support this application as it provides for policy compliant affordable housing provision with the provision of 35% affordable housing. The re-plan providing for 7 affordable dwellings. The entire affordable housing through the existing permission and current application providing for 51 affordable dwellings which demonstrates policy compliance.

In terms of tenure, application CB/18/03395/FULL complies with permission CB/15/01362/OUT and subsequent S106 dated 24th May 2016 with the provision of 63% affordable rent equating to 4 affordable rented units and 37% shared ownership equating to 3 shared ownership units. The precise affordable schedule by tenure has not yet been agreed by Kier Living. This will be dealt with via condition or S106. To summarise, the application provides for the following affordable housing provision;

- 7 affordable units (35%)
- 4 affordable rented units (63%)
- 3 shared ownership units (36%)

Whilst Strategic Housing support the application in terms of quantum of affordable housing provision, concerns are raised with the proposed cluster sizes from the existing permission and the increase in the largest cluster size under the re-plan of application CB/18/03395 with the increase of the number of affordable units within the cluster. The site plan denotes the largest cluster size of 25+ affordable housing units. The proposed cluster size is in excess of what the Council would deem as appropriate which is not usually more than 20 affordable in one cluster. Strategic Housing would like to see the

cluster dispersed further with the market housing to provide for a more suitable cluster size than currently proposed within the site plan and to promote community cohesion & tenure blindness.

We would 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. Strategic Housing are supportive of the application in terms of quantum of affordable provision and compliance with tenure. However, concerns have been raised over the cluster size under the re-plan of application CB/18/03395.

Strategic Landscaping	The Council's Strategy Landscape Officer has raised no objection to the application subject to soft landscaping to be secured by condition.
Sustainable Growth	The Council's Sustainable Growth Officer has raised no objection to the application subject to a condition that would ensure energy and water efficiency.
Beds Fire and Rescue	No objection subject to Building Regulations.
Internal Drainage Board	No comment.
Environment Agency	No objection.

Other Representations:

Neighbours No representations received.

Determining Issues:

The main considerations of the application are;

1. Principle
2. Highway Considerations
3. Impact on the Character of the area
4. Impact on neighbouring residential amenity and living conditions of future occupiers
5. Surface water drainage
6. Biodiversity
7. Contributions and the S106 agreement
8. Human Rights and Equality Act
9. Planning Balance

Considerations

1. Principle

1.1 The site lies outside the settlement envelope of Houghton Conquest and is

located within the open countryside, whereby 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. However those policies are not attributed full weight as policy DM4 does not fully accord with the NPPF, and policy SP7 has not been considered as part of the local plan examination. As such non-compliance with the policies would not justify the refusal of planning permission.

- 1.2 Notwithstanding the above, the principle of residential development on this site has been established through the extant planning permission reference CB/15/01362/OUT dated 02/06/2016. This extant planning permission forms a material consideration that indicates that the principle of development in this location is acceptable subject to the detail of the application.

2. Highway Considerations

- 2.1 The proposed development would be accessed via the existing access and access road approved under CB/15/01362/OUT and CB/17/01389/OUT. No amendments are proposed to the access road other than the provision of additional visitor spaces to meet the needs arising from the additional 20 dwellings and the amended plot accesses. It is considered that the additional movements from the site would not cause a severe impact on the capacity of the highway network nor is it considered that the proposed development would give rise to any highway safety concerns.
- 2.2 The proposed development would comply with quantum of spaces required by the Council's Parking Standards outlined within the Central Bedfordshire Design Guide. However the Highway Authority have expressed an objection in relation to 6 of the visitor spaces being located beyond the adoptable areas of the proposed highways and the location of the visitor spaces in relation to the new proposed dwellings. However it is considered that the proposed visitor spaces would be accessible to visitors and conditions could be imposed to maintain the hard-standing areas of this spaces. Furthermore it is considered that visitor spaces are distributed across the site with spaces available in close proximity to the proposed dwellings. Therefore it is recommended that the location of visitor spaces would not warrant the refusal of planning permission.
- 2.3 For the reasons outlined above subject to the conditions recommended by the highway authority, it is considered that the proposed development is acceptable within this context.

3. Impact on the Character of the Area

- 3.1 The proposed development would not encroach further into the site or the green infrastructure approved under reference CB/17/01389/RM. The additional dwellings would be achieved by introduction in smaller house types, restricted to two storeys in scale to replace the more spacious/ premium two storey plots approved as part of the extant permission. It is considered that the proposed development would not cause a materially greater visual impact upon the Landscape and would not cause a harmful impact to the intrinsic character and beauty of the countryside.
- 3.2 It is considered that the proposed dwellings would be of similar design and architectural style to those approved on the remainder of the site and that the

development would form high quality design. It is considered that the layout of the development would accord with the principles outlined within the Central Bedfordshire Design Guide.

- 3.3 The proposed materials are considered to be of a high-quality design and would compliment and match those of the existing development and surrounding area.
- 3.4 For the reasons outlined above, subject to conditions to ensure the development is implemented as approved and would benefit from high quality landscaping, it is considered that the proposed development would accord with Policy DM3 of the Core Strategy and Development Management Policies (2009) and Policy HQ1 of the Submission Central Bedfordshire Local Plan. Furthermore it is considered that the proposed development would accord with Policies CS16 and DM14 of the Core Strategy and Development Management Policies (2009) and Policies EE4, EE5 and EE9 of the Submission Central Bedfordshire Local Plan (2018).

4. Impact on neighbouring residential amenity and living conditions of future occupiers

- 4.1 It is considered necessary, relevant and reasonable to impose precise and enforceable conditions to ensure obscure glazing and restricted opening to upper floor side windows on the development, as well as to remove permitted development rights for the installation of upper floor windows on specified elevations on plots 117, 124, 133, 139 and 145 to safeguard the privacy of occupiers of neighbouring dwellings.
- 4.2 The proposed development would provide appropriate back to back separations from neighbouring dwellings including dwellings beyond the development site, approved planning permission and those forming part of this application.
- 4.3 Subject to conditions, when considering the scale of the proposed buildings in relation to neighbouring dwellings and the proposed location in relation to the fenestration of neighbouring dwellings, it is considered that the proposed dwellings would not cause any unacceptable impacts upon any neighbouring dwellings, in the context of loss of light (measured in accordance with the 45 degree rule of thumb), outlook, overbearing impacts or privacy (subject to conditions).
- 4.4 For the reasons outlined above it is considered that the proposed development would not cause an unacceptable impact upon the occupiers or future occupiers of any neighbouring dwelling, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and Policy HQ1 of the Submission Central Bedfordshire Local Plan (2018).
- 4.5 Furthermore; it is considered that the proposed dwellings would be served by private amenity spaces that accord with the standards within Central Bedfordshire Design Guide and that the proposed dwellings would provide an acceptable standard of light and outlook to future occupiers. For the latter reasons it is considered that the proposed dwellings would provide an acceptable standard of amenity and living conditions to future occupiers.

5. Surface Water Drainage

5.1 The Lead Flood Authority have raised no objection to the proposed development subject to the imposition of a condition that would ensure that the site would be sustainably drained and that the infrastructure would be managed.

5.2 Therefore subject to conditions it is considered that the development is acceptable within this context.

6. Biodiversity

6.1 The Application would not affect protected species. The Natural Capital and Ecosystem Services the site provides are recognised however it is considered that the benefits of development would outweigh any negative impact in this context. Furthermore the development includes a scheme for ecological enhancements and soft landscaping would be secured via condition. It is considered that these ecological enhancements and soft landscaping would deliver a net gain for biodiversity. Therefore subject to conditions that would secure a net gain for biodiversity it is considered that the proposed development is acceptable within this context.

7. Contributions and the S106 agreement.

7.1 A deed of variation to the original S106 agreement would be required to ensure that the contributions for 125 dwellings would be secured as agreed in accordance with that permission as well as to ensure that policy compliant affordable housing would be provided on the site (2 additional affordable dwellings are proposed to be delivered on the existing site - Plots 85 and 86).

7.2 A S106 agreement will be required to secure the addition affordable housing (5 affordable homes to be delivered within the red line area) and the contributions towards infrastructure required to meet the needs of the future occupiers of the additional 20 dwellings.

7.3 The Education Authority have requested the following contributions based on the additional 20 dwellings:

- Early Years Contribution - £20,739.60
- Lower School Contribution - Houghton Conquest Lower School Expansion - £69,132.00
- Middle School Contribution - Marston Vale Middle School expansion or new secondary school places within Wixams Development - £85,303.30
- Upper School Contribution - Wooton Upper School expansion or new secondary school places within Wixams Development - £355,430.40

7.4 The following Community Facility infrastructure request has been received based on the additional 20 dwellings:

- Community Facilities Contribution - Refurbishment of Houghton Conquest Village Hall and installation of renewable energy sources at the existing hall - £21,912.00

7.5 No response for contributions have been received from Leisure or the NHS/ BCCG, even though this has been chased. This shall be chased and the Committee shall be updated within the late sheet.

8. Other Considerations

8.1 **Climate Change**

8.2 The Council's Sustainable Growth Officer has requested the imposition of a condition to ensure that renewable and low energy sources would generate 10% of the energy needs of the development and also the water efficiency measures would achieve 110 litres per person per day. Subject to conditions it is considered that the development would be acceptable within this context.

8.3 **Affordable Homes Cluster Size**

8.4 The Council's Strategic Housing Teams concern in relation to the cluster size of affordable homes as a result of this development, however when considering the tenure split and the benefit of providing these additional affordable homes, it is considered that the proposed development would be acceptable in this instance. The Council's Strategic Housing Team have indicated that due to the benefit of providing these additional homes, that this benefit would outweigh the concern in relation to clustering and that Strategic Housing would not recommend refusal on these grounds.

8.5 **Human Rights and Equality Act**

8.6 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.

9. **Planning Balance**

9.1 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. However those policies are not attributed full weight and as such would not justify the refusal of planning permission on their own. Notwithstanding; the latter the principle of residential development on this site has been established through an extant planning permission under reference CB/15/01362/OUT dated 02/06/2016 and the site also benefits from the approval of reserved matters under reference CB/17/01389/RM dated 26/06/2017.

9.2 The proposed development would deliver an additional 20 dwellings including 7 additional affordable homes, without extending further into the open countryside than the approved scheme and without diminishing the quality of the development, whereby the proposal is considered to be an efficient use of land. It is recommended that the benefits of the development 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.

9.3 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.

9.4 It is considered that the benefits of the development, which would include: the provision of 20 additional homes including 7 affordable homes which would positively contribute towards housing need; as well as the economic benefits of additional residents supporting local services and facility, in addition to the provision of employment during construction.

9.5 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 **GRANTED** subject to S106 agreement(s) and the following Conditions:

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 No dwelling hereby approved shall be first occupied until details of all final hard surfacing materials as well as an Implementation scheme for all hard landscaping (including boundary treatments in accordance with Drawing reference 389-SK-07 Rev H and hard surfaced areas), has been submitted to and approved in writing by the Local Planning Authority. The implementation scheme shall detail the time scales/ triggers for the completion of hard landscaping. Thereafter the development shall be completed in full accordance with the approved details and the implementation scheme.

Reason: To secure the delivery of car parking spaces, boundary treatments and hard landscaping to safeguard the visual amenities of the locality and the amenity of future occupiers.

3 No works above slab level relating to the construction of the dwellings hereby approved shall take place until details of soft landscaping together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 4 No dwelling hereby approved shall be first occupied until a Landscape Maintenance and Management Plan for all hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the persons or body that will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 2 and 3.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 5 The development shall be externally finished in the materials specified on Drawing reference 389-SK-08 Rev H, including the materials specified for external walls, roofs, doors, windows, rainwater goods and soffits, unless otherwise approved in writing by the Local Planning Authority.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

- 6 **No development shall commence until a detailed surface water drainage scheme, to manage surface water run off from the development for up to and including the 1 in 100 year event (+40%CC) for the scheme has been submitted to and approved in writing by the Local Planning Authority. The discharge rate from the development will be limited to the equivalent 1 in 1 year rate, or an appropriate rate as agreed by the Bedford Group of Internal Drainage Boards or sewage undertaker. The final detailed design shall be based on the agreed drainage Strategy (to be submitted) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018) and shall be implemented as approved. Any variation to the connections and controls indicated on the approved drawing which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval.**

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 of the NPPF.

- 7 No dwelling hereby approved shall be first 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 confirmation that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details. Thereafter the surface water drainage system shall be managed in accordance with the approved details for its lifetime, unless any other variation is agreed in writing.

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.

- 8 Bird and bat bricks shall be installed in the dwellings identified on drawing reference 389-SK-10 Rev D and in full accordance with the details specified on that drawing, prior to the first occupation of those dwellings, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 9 No works above slab level shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.

Reason: In the interests of sustainability.

- 10 The first floor windows in the side elevations of plots 109, 110, 111, 112, 113, 114, 115, 116, 118, 119, 120, 121, 122, 123, 125, 126, 127, 128, 129, 131, 132, 134, 135, 136, 137, 138, 140, 141, 142, 143 and 144 of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no upper floor windows shall be inserted into: the northeastern elevation of plots 133 and 139; the southeastern elevation of plot 124; the southwestern elevation of plot 145; or the northwestern elevation of plot 117, of the development hereby permitted, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.

- 12 No dwelling hereby permitted shall be first occupied until the vehicle parking spaces to serve that plot as indicated on the approved drawings to serve that dwelling have been completed and surfaced in accordance with the approved hard landscaping scheme. Thereafter the vehicle parking spaces shall be kept available for parking at all times.

Reason: to minimise the potential for on-street parking and thereby

safeguard the interest of the safety and convenience of road users.

- 13 Prior to the first use of any new access drive, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described shall be kept free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level throughout the lifetime of the development.

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 Prior to the first use of any approved road junctions within the site, visibility splays shall be provided at those road junctions. As a minimum dimensions of the visibility splays 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 thereafter be proposed 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 junctions in the interest of road safety.

- 15 No dwelling hereby permitted shall be first occupied, until a scheme for the secure and covered parking of cycles on the site, has been submitted to and approved in writing by the Local Planning Authority. Thereafter no dwelling shall be first occupied until the cycle parking to serve that dwelling has been completed and made available for use.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: Revised Site Location Plan; 389-SK-01 Rev J; 389-SK-06 Rev J; 389-SK-07 Rev H; 389-SK-10 Rev D; 389-SK-04 Rev J; KSHT-OAKW-101-05A; KSHT-OAKW-101-01; KSHT-OAKF-101-03A; SHT-OAKF-101-01; KSHT-HOPWv2-101-05A; KSHT-HOPWv2-101-01; KSHT-CHAR-101-50A; 2BH-A-01; 2BH-A-G-01 Rev B; 3BH-A-01 Rev B; SG2-101-01; and DG2-101-01.

Reason: To identify the approved plan/s 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 as a result of the development, new highway street lighting will be required, and the applicant must contact the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .
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".

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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