

<b>APPLICATION NUMBER</b>	<b>CB/17/05971/OUT</b>
<b>LOCATION</b>	<b>Land at Northern Chamberlains Barn (to the south of Shenley Hill Road), Leighton Buzzard</b>
<b>PROPOSAL</b>	<b>Outline application: residential development of up to 215 dwellings</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton-Linslade North</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Bligh, Cllr Carnell, Cllr Pughe</b>
<b>CASE OFFICER</b>	<b>Andrew Cundy</b>
<b>DATE REGISTERED</b>	<b>21 December 2017</b>
<b>EXPIRY DATE</b>	<b>22 March 2018</b>
<b>APPLICANT</b>	<b>Arnold White Estates Ltd</b>
<b>AGENT</b>	<b>Savills</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Call in from Former Cllr Wallace –</b> <b>-Number of dwellings exceeds that set out in the local plan and is an overdevelopment</b> <b>-Insufficient car parking</b> <b>-Fails to deliver a design which is sympathetic to the locality</b> <b>-Fails to compliment its location and character of the wider community</b> <b>(Cllr Wallace comments listed in full in the consultee section of the report)</b>
<b>RECOMMENDED DECISION</b>	<b>Outline application - Recommended for Approval. Outline Planning Permission for up to 215 dwellings, with associated access, parking, drainage works, areas of open space and landscaping and any other associated infrastructure be APPROVED subject to the completion of a legal agreement to secure financial contributions and planning obligations as set out in the report, and subject to the following planning conditions. The S106 legal agreement is required to be completed within 6 months of the Committee resolution. If the S106 legal agreement is not completed within this timeframe (or as otherwise agreed), to delegate authority to the Service Director - Development &amp; Economy to refuse the application.</b>
<b>APPENDIX</b>	<b>No</b>

**Reason for Recommendation:**

As an allocated site for housing HAS32 (Central Bedfordshire Local Plan (2015-2035) the principle of residential development is considered to be acceptable. Accordingly the proposal would deliver benefits in terms of strengthening the Council's housing land supply in a highly sustainable location. As described within the report, the impact to residential amenity, the character of the area and the wider landscape and highway safety are considered to be acceptable. As such, the proposed development is considered to be acceptable in accordance with Policy HQ1 of the Central Bedfordshire Local Plan, and the Council's adopted Design Guidance (2014) subject to planning conditions and a completed S106 agreement.

## **Site Location:**

The application site is located on the north-east edge of Leighton Linlade off Shenley Hill Road just east of Avon Walk and Tamar Walk. The site some 9.20 hectares is currently in arable cultivation with some pasture with an historic consent for mineral extraction as part of Chamberlains Barn Quarry. The application site lies adjacent to a larger site that was granted planning permission for 950 dwellings, a local centre, lower school and a significant area of public open space (CB/11/01937/OUT). A separate application has been submitted for the access road (pending planning application ref: 17/06062/FULL). This road runs through the subject site from Shenley Hill Road southward through the as yet unbuilt consented residential scheme in Chamberlains Barn up to and including the Eastern Link Road (Phase 1).

The site sits on the south and west facing slope of a basin defined by Shenley Hill to the east, the rising Greensand Ridge to the north and Heath Road ridge to the west. The site therefore slopes down to the west and south with a ditch along the western boundary. The application site is not covered by any landscape designations and there are no heritage assets within the site. In addition there are no public rights of way through the site nor in the immediate surroundings.

The site is included in the adopted Central Bedfordshire Local Plan under Policy HA1 with the identifier HAS32.

## **The Application:**

The application seeks outline planning permission for the erection of up to 215 dwellings with associated vehicular accesses from Shenley Road. All matters are reserved except for means of access. Therefore, matters relating to landscaping, layout, scale and appearance are reserved for future consideration.

Given that this is an outline application members should pay particular attention to drawing nos. 5349.001D Northern Chamberlains Barn Outline Planning Application Site Location Plan, 1-59\_103.3.B Parameter Plan: Townscape and Landscape, 1-59\_103.2.A Parameter Plan: Open Space, 1-59\_103.1.A Parameter Plan: Movement as it is these drawings which the developer is seeking permission for.

The application is accompanied by an illustrative masterplan (Illustrative layout 2 P03 Rev A) showing how the site could be developed. The supporting plans and documents aim to demonstrate how the site is capable of accommodating the scale of development proposed. The illustrative layout is not necessarily the way the development will be carried out; this will be established at the reserved matters stage.

Notwithstanding, the applicant advises that development would incorporate a mix of housing typologies including detached, semi detached and terraced properties of up to 2 and half storeys in height. 30% of the scheme's total net housing provision is being offered as affordable, i.e. up to 66 units. 10% of the scheme's total net housing provision is being offered as self-build/custom housing, ie upto 22 units. The application also includes 0.28 hectares of formal play space and 1.57 hectares of informal open space and structural planting.

In addition to the plans set out above the application is supported by the following documents:

- i. Completed Application Form, together with Ownership Certificates and Agricultural Holdings Certificate;
- ii. Application Drawings: a. Proposed Shenley Hill Road 3-Arm Roundabout (drawing ref. 3019.5.2 S5P2) b. Tree Protection Plan 12189 TPP02 c.i: landscape context 1-59\_105
- iii. Draft S106 Agreement
- iv. Planning Statement (incorporating Statement of Community Involvement, Archaeology Assessment, Utilities Statement and Affordable Housing Statement);
- v. Design and Access Statement (including Sustainability Statement);
- vi. Illustrative Master Plan and Parameters Plan

- vii. Transport Assessment
- viii. Flood Risk Assessment and Drainage Statement;
- ix. Air Quality Assessment;
- x. Noise Assessment Report;
- xi. Landscape and Visual Impact Appraisal; and
- xii. Ecological Assessment.

All the documents referenced above have been published on the Council's website and have been used in consideration of this application.

This application has been considered in relation to the EIA Regulations (2017) and a screening opinion was issued and considered by the Planning Inspectorate which confirmed that the proposal did not constitute EIA development.

## **RELEVANT POLICIES:**

### **Central Bedfordshire Local Plan**

SP1: Growth Strategy  
SP2: Sustainable Development  
SP5: Preventing Coalescence/Important Countryside Gaps  
SA1: North of Luton  
HA1: Small and medium allocations  
T1: Mitigation of Transport Impacts on the Network  
T2: Highway Safety & Design  
T3: Parking  
T5: Ultra Low Emission Vehicles  
H1: Housing Mix  
H2: Housing Standards  
H3: Housing for Older People  
H4: Affordable Housing  
H6: Self Build and Custom Housing  
CC1: Climate change and sustainability  
CC2: Sustainable energy development  
CC5: Sustainable Drainage  
HQ1: High Quality Development  
HQ2: Developers Contribution  
HQ10: Small Open Spaces  
HQ11: Modern Methods of Construction  
EE1: Green Infrastructure  
EE2: Enhancing biodiversity  
EE3: Nature conservation  
EE4: Trees, woodlands and hedgerows  
EE5: Landscape Character and Value  
EE13: Outdoor sport, leisure and open space

### **Neighbourhood Plan Policies**

The Leighton and Linslade Neighbourhood Plan is in the early stages of production (Designation of the parish June 2024) and a formal draft version has not yet been published or consulted on. As such, no weight can be attributed.

### **Minerals and Waste Constraints**

WSP5 – Including waste management in new built developments

### **Minerals and Waste Local Plan: Strategic Sites and Policies (Jan 2014)**

### **Minerals and Waste Adopted Plan Saved Policies**

## Supplementary Planning Guidance/Other Documents

1. Central Bedfordshire Design Guide (2023)
2. Central Bedfordshire Sustainable Drainage Guidance (May 2015)
3. Biodiversity Net Gain: Guidance in support of Local Plan Policy EE2 (March 2022)
4. Leisure Strategy: Recreation and Open Space Strategy- Technical Guidance
5. Highway Construction Standards & Specifications Guidance (July 2019)
6. Guidance on Travel Plans and Transport Assessment (June 2012)
7. Advice for the provision of surface water drainage systems on new Developments Central Bedfordshire Council (updated Dec 2021)
8. Central Bedfordshire Landscape Character Assessment (2015)
9. Air Quality and Emissions Planning Guidance Document (November 2016)
10. Electric Vehicle Charging: guidance for new Developments (SPD)
11. Emerging Local Cycling and Walking Infrastructure Plans (LCWIPs) (Central Bedfordshire are developing six LCWIPs covering the entirety of Central Bedfordshire. One of these is the Leighton Linlade LCWIP's)
12. East of Leighton Linlade Framework Plan (2013)

## National Planning Policy Framework (NPPF) (July 2024)

- 2- Achieving sustainable development
- 5 – Delivering a sufficient supply of homes
- 6 - Building a strong, competitive economy
- 8 – Promoting healthy and safe communities
- 9 – Promoting sustainable transport
- 11- Making effective use of land
- 12 - Achieving well designed places
- 13 – Protecting the green belt
- 14 – Meeting the challenge of climate change, flooding and coastal change
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

### Relevant Planning History:

Application Number	17/06062/FULL
Description	Creation of new link road
Decision	Granted
Decision Date	3rd October 2025

Application Number	CB/16/00966/SCN
Description	EIA Screening Opinion: Residential development of up to 236 dwellings in addition to associated access, car parking, green infrastructure and sustainable urban drainage (SUDs).
Decision	Not EIA development (Planning Inspectorate decision)
Decision Date	12 <sup>th</sup> April 2016

### Other relevant planning history:

#### Chamberlains Barn

Application Number	CB/11/01937/OUT
Description	Mixed development including up to 950 dwellings; a site for a lower school; a local centre comprising retail and community uses; informal open space and country park, incorporating allotments, orchards, new tree and shrub planting, and play areas; and a new halt for the Narrow Gauge Railway (NGR).
Decision	Granted
Decision Date	August 2015

## **Other relevant applications delivering the urban extension:**

### Clipstone Park

Application Number	CB/11/02827/OUT
Description	Mixed use urban extension including 1210 dwellings, 70 units of Assisted Living for the Elderly, Class B1, B2, B8 Employment, Renewable Energy Plant and Recycling Facility, a Neighbourhood Centre comprising Retail Uses (Class A1-A3), a Public House (Class A4), a Multi Purpose Hall (Class D1), a GP Surgery (Class D1), Offices (Class B1), a Children's Nursery (Class D1) and Associated Car Parking, Community Hall (Class D1), Retail Units (Class A1-A3), an Elderly Person Care Home of up to 70 Beds (Class C2), a New Eastern Link Road between Vandyke Road and Stanbridge Road together with associated residential and employment access roads with associated car parking, the laying out of an area to the north and south of Clipstone Brook as a Park forming part of an Area of Green Infrastructure, the laying out of structural landscaping and green corridors for recreational use, the laying of 7.45 hectares of land as formal pitch provision together with the erection of appropriate changing facilities, the construction of footways and cycleways, the construction of structures to accommodate Sustainable Urban Drainage Systems, the laying out of 0.75 hectares as Allotments, the construction of 2 neighbourhood equipped areas for play and four locally equipped areas of play, a Lower School and Middle School including a Multi Use Games Area, Land for expansion of Vandyke Upper School including a Multi Use Games Area.
Decision	Granted
Decision Date	August 2015

Application Number	CB/11/03450/FULL
Description	Construction of New Roundabout and Link Road together with amendments to existing Highway Arrangements.
Decision	Granted
Decision Date	

### The Stearn Land

Application Number	CB/11/04444/OUT
Description	Hybrid application for residential development comprising up to 270 dwellings with associated landscaping, open space, parking and internal access roads (in outline with all matters reserved); provision of formal public open space; cemetery; allotments; informal open space and structural landscaping; and access roads (change of use).
Decision	Granted
Decision Date	August 2015

## **Consultees:**

### **Parish/Town Council:**

Heath & Reach Parish (H&RPC)	H&RPC would like to know if consideration has been made for the extra traffic that will be created from 215 more dwellings and in particular the impact it will have on the already increasing traffic through Heath & Reach? H&RPC would also like to know what plans are in place for HGV's driving to and from the site, will they be required to follow a certain route, ideally not through Heath & Reach? Will this be enforced?
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Leighton Linlade Town Council (LLTC):

(i) That given the time elapsed since the initial discussions on S106 developer contributions, the Town Council would suggest that some proposals might no longer be appropriate (e.g. leisure funding) and that the Town Council would wish to participate in an early meeting with Central Bedfordshire officers regarding the S106 agreement for this site.

(ii) That given the delay in implementing a sustainable travel plan for the Chamberlains Barn and Clipstone Park developments as well as the increased number of houses, vehicular movements could be higher than originally anticipated and the importance of use of S106 funds for sustainable transport measures in line with Leighton-Linlade Green Wheel principles was highlighted.

(iii) That the increased number of houses further highlighted the need to make faster progress with the proposed new schools to accommodate families already living on the development and having to travel to schools elsewhere in the town. The current lack of clarity over school proposals was a matter of serious concern for residents and for the town's existing schools.

**Internal Consultees:**

CBC Archaeology  
CBC Community  
Engagement Officer

No Archaeological constraint on this development  
No objection subject to a contribution of £235,554 towards community facilities planned for Land East of Leighton Linlade. Planned provision includes a new community hall at Vandyke Rd and a proposed new Leisure Centre with some hireable community space.

CBC Countryside

Request a contribution of £42,785 towards the costs of improving built facilities and green infrastructure to enhance the visitor experience at Tiddenfoot Waterside Park

CBC Digital Programme  
Officer

It is now a requirement that all multiple unit developments have gigabit-capable broadband services available. Whilst we remain agnostic about the supplier, developers must engage BEFORE the build begins. Confirmation or sight of a contractual agreement for this provision should be provided before the application is approved.

CBC Ecology

An updated Protected Species Survey report has been provided. Reptile surveys and eDNA surveys for Great Crested Newts (GCN) were conducted onsite in May to June 2025. The reptile surveys recorded low numbers of Grass snakes, a low population of Common lizard and one Adder. The eDNA surveys confirmed the presence of GCN in a pond located approximately 300m east of the site. The report concludes that the works can proceed without a licence due to the following reasons: the site offers limited suitable habitat for amphibians, the pond is over 200m from the site, the site has perimeter fencing which will act as a barrier to dispersal. The exclusion fencing around the receptor site showed signs of damage during the survey and should be repaired under the conditions of the existing licence/relocation scheme. Mitigation measures have been recommended and detailed within the report and include a destructive search to remove any remaining vegetation under the supervision of an Ecological Clerk of Works (ECoW). This is an acceptable course of action. The CEMP, LEMP and EES to be updated as informed by the details within the report.

CBC Education	<p>Early years – no objection subject to a contribution of £273,742.13 – for the enlargement, enhancement and/or alteration of existing Early Years facility and/or the construction of a new early year’s facility, to meet the educational needs for children aged 3-5 years arising from the development.</p> <p>SEN, Primary, Secondary - no objection subject to a contribution of £327,932 (SEN), £1,593,795 (Primary), £1,117,205 (Secondary) for the enlargement, enhancement and/or alteration of existing schools and/or the construction of a new school(s), to meet the educational needs for children arising from the development.</p>
CBC Green Infrastructure	<p>Although the responsibility of delivering a SANG site to support a development lies with the applicant, due to the history of this site, in this instance CBC are minded to agree the allocation of CBC Strategic SANG units. Total number of new dwellings &amp; SANG units required - 25 Proposed SANG units to be reserved at - Linslade Woods Please note the strategic SANG allocation is in made in accordance with the agreed Mitigation Strategy and may be subject to change.</p>
CBC Highways	<p>Considering the information submitted within the application and the subsequent discussions conducted, I believe that it would be appropriate to offer conditions to highway issues outstanding and to agree to obligations within a Section 106 Agreement.</p>
CBC Housing	<p><u>Affordable</u></p> <p>The letter to the planning case officer included within the application documents outlines that the tenure split of the site has been revised to be “compliant with Local Plan Policy H4 i.e., 72% affordable rented and 28% shared ownership”. On this basis, the comments previously raised by Strategic Housing have been addressed, and we are supportive of the application. This would be on the basis of 30% affordable housing provision, in line with the tenure requirements outlined above, and the requirements of Local Plan Policy H2 being met at Reserved Matters stage.</p> <p>Should the application obtain outline planning consent, Strategic Housing would require the following at a reserved matters application stage:</p> <ul style="list-style-type: none"> <li>· Engagement between the applicant and Strategic Housing to agree the affordable mix</li> <li>· Confirmation of the affordable housing schedule broken down by tenure</li> <li>· Site layout plan which denotes the affordable housing plots by tenure and size</li> <li>· Site layout plan which denotes the affordable M4(2) and M4(3) dwellings</li> </ul> <p><u>Self Build Custom Housing</u></p> <p>The application proposes for 215 dwellings and is expected to deliver 10% of proposed dwellings as custom or self-build dwellings. This equates to the requirement of 22 self or custom build dwellings from the application. In order to support the application, Strategic Housing would require confirmation that at least 10% of the plots are delivered as self- and custom-build plots.</p>

## CBC Landscape

### Landscape Character, Views and Visual Amenity

Applicant has provided a Landscape and Visual Impact Appraisal in support of the application. I agree that the application site and receiving environment have the capacity to accommodate development.

### Layout

Applicant has provided a revised 'illustrative layout' in support of the application. My previous concerns apply. Lack of landscaping and an exposed development edge to the southwest – Applicant has outlined that this will be secured in the reserved matters application for the country park.

Action: Subject to details within the Reserved Matters application acceptable.

### Existing vegetation

For the outline application, applicant to provide a separate Tree protection plans indicating how the existing vegetation within the red line boundary will be protected and retained and can be included as approved drawings in the Decision Notice.

No in principle objection subject to a series of planning conditions (Design Codes, Landscaping, Soils, Preparatory Operations or Soil Management Plan Boundary treatment, Lighting, Construction Environmental Management Plan (CEMP))

## CBC Leisure

As the development is adjacent to the planned country park, no further Informal Recreation Open Space is required onsite. The Leisure Open Space Standards require a minimum of 0.28ha of Formal Recreation Open Space. In addition to this, space is also required for Children and Teenage Play provision. Within the indicative layout, the location of children's play facilities should be considered. I am happy to accept that given the development is within reasonable catchment of other play areas, the onsite provision can be reduced. Specifically the Adventure Play Area is within good proximity of the Northern Chamberlains Barn development, and therefore a further NEAP type play area won't be required. However, the site is not within catchment of another LEAP (400m distance) so the site should still provide x1 combined LAP/LEAP at 450sqm.

In addition to mitigate the demand generated by the development a contribution of:

£219,693 is sought towards the establishment of a new pool and leisure centre in Leighton Buzzard, including ongoing works and new equipment required, alongside upgrades to existing facilities at Tiddenfoot LC

£55,091 is sought towards new and improved hockey facilities at Vandyke Upper School, including upgrades to the pavilion and resurfacing of the artificial pitch surface.

## CBC Library

No objection subject to a contribution of £45,150 towards improvement works to Leighton Buzzard Library, including new IT equipment and book stock

## CBC MANOP

In 2021 Central Bedfordshire Council's Local Plan was adopted. Policy H2 of the Local Plan outlines the requirement for adaptable and accessible homes in all future developments. The policy states:

1. A requirement for all new build dwellings to deliver at least 35% Part M Category 2 adaptable homes and
2. A requirement for all new build dwellings to deliver at least 5% Part M Category 3 wheelchair adaptable homes.

In addition, we would encourage the applicant to consider the Council's evidenced need for 23% of planned housing growth to be suitable for older people when designing this scheme. Specifically for a scheme of this size, all proposed developments of 100 dwellings or more will be required to provide bungalows, level-access accommodation or low density flats for older people as part of the mix of housing, unless an alternative approach can be demonstrated to be more suitable.

CBC Minerals and Waste

No objections - There are no further, economically viable mineral reserves on the site.

CBC Policy

As the Central Bedfordshire Local Plan (2015 – 2035) has now been adopted, the plan is given full weight. The main policy in relation to the proposal in question is Policy HA1: Small and Medium Allocations. The site in question is allocated in the Adopted Local Plan as HAS32: Northern Chamberlains Barn. As stated within Policy HA1, the allocated site covers a Site Area of 16 hectares, with an approximate capacity of 175 dwellings at a density of 40 dwellings per hectare. There are also 2 additional policy requirements the site in question will need to adhere to, and these are as follows:

- A site-specific FRA.
- Strategic landscape mitigation required; this must have regard to with the adopted Framework Plan for East of Leighton Buzzard.

'Policy HA1 states that the site will deliver approximately 175 dwellings and delivering additional dwellings is therefore not contrary to policy in principle. The proposal is for a much larger area which extends past the allocated red line boundary in the Adopted Local Plan, and proposes up to 215 dwellings, a significant increase on the allocated 175 dwellings. Nevertheless, the proposal is still within the wider East of Leighton Linslade Strategic Allocation. It will be for the Case Officer to determine whether this larger site area and increase in housing numbers is acceptable, when assessing the proposal against the other relevant policies within the adopted Local Plan.

CBC Pollution

Prior to the submission of a reserved matters application the applicant shall submit a scheme for protecting the proposed dwellings from road traffic noise. No development shall commence until such has been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

CBC Private Sector Housing

Premises must comply with relevant statutory requirements including the Housing Act 2004, or comply with relevant Building Regulations

CBC Public Art

No objection subject to a condition to secure installation of public art

CBC Public Transport	<p>We feel that to assist new residents to travel sustainably, improvements to local bus stops infrastructure are very crucial as this will allow bus usage to be more appealing and accessible. As mentioned in para 3.18 of the transport assessment, the closest bus stops to the site is located on Heath Road, adjacent to the Star Public House, named The Star. Both stops are not equipped with real-time information screens, therefore we would like to see real-time information screens installed at these locations. Our standard screens are made by Axentia, our consortium real-time supplier VIX Technology Ltd, and we would like to see three-line battery-powered displays installed in the shelters. This would be at the cost of £7k each including 3 x years of maintenance and spare battery cost. If development on the site is acceptable in principle, then we consider that the development should include the above transport infrastructure improvements.</p>
CBC Right of Way	<p>I have no Rights of Way objection to the granting of outline planning permission for development in this location. I would like to see a Condition where these routes would become multi-user routes set in 6m wide green corridors. With a 4 metre wide surface, with a one metre grass strip down each side. Any planting would need to be planned so it does not encroach on the 6 metre width. The plan then would be for these to tie in with the wider landscape plans and Country Park.</p>
CBC SUDs	<p>We consider that outline planning permission could be granted to the proposed development and the final design and maintenance arrangements for the surface water system agreed at the detailed design stage. A condition and informative recommended.</p>
CBC Sustainable Growth Officer	<p>So far no Energy Report has been submitted. Should planning permission be granted, it is requested that planning conditions are attached requiring submission of: - a Sustainability Statement with as designed evidence of compliance with policy CC1 or any subsequent sustainability/climate change policy - a Post-Construction Verification Report with as built evidence that policy compliance has been delivered.</p>
CBC Sustainable Transport & Active Travel Manager CBC Technical & Specialist Team Leader	<p>No objection subject to a contribution of £30,000 towards a link to Vandyke School</p> <p>Objection - After reviewing the documents provided there are still issues with the required net gain in green infrastructure for the development. Therefore the previous comments are still applicable:</p> <p>The proposed layout includes new housing on the eastern side of the hedge that runs through the site. This will result in the loss of the soft landscaped edge leading to the neighbouring country park and bring the built form over the rise of land, encroaching on the setting of the park. This is not supported. This area of land should remain as green space with planting to support its location next to a country park.</p> <p>The layout will also have a negative effect on the hedge which runs through the site. Although it is noted that the number of gaps in the hedge has been reduced, lighting from the properties will impact on its use by the local wildlife and therefore reduce its ecological value.</p> <p>No objection subject to a condition</p>
CBC Travel Plans	<p>No objection subject to a condition</p>

CBC Trees

A comparison of the "Illustrative Master Plan" with the "Parameter Plan" shows the former with considerably more street tree planting within the site. In this respect the "Parameter Plan " needs to reflect the requirement for more street tree planting. Otherwise, I have no objection to the proposed layout

CBC Waste

Wherever possible, refuse collection vehicles will only use adopted highways. If an access road is to be used, it must be to adoptable standards suitable for the refuse vehicle to manoeuvre safely around site (please see vehicle dimensions below). A vehicle tracking will need to be submitted to the Highways Team to confirm this is possible. Typically, until roads are adopted or if the RCV is unable to manoeuvre around the site, bins are to be brought to the highway boundary or a pre-arranged point. If residents are required to pull their bins to the highway, a hard-standing area needs to be provided for at least 3 wheelie bins and a food caddy per property. Bins must not encroach on or cause a hazard or obstruction to the public highway. Waste vehicles will reverse a maximum of 15m to the point of collection. If there are any parts of the development that are not accessible to the RCV, bin collection points will need to be provided as near to the highway as is practicable.

### **External Consultees:**

Anglian Water

#### Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site.

#### Wastewater Treatment

The foul drainage from this development is in the catchment of Leighton Linlade Water Recycling Centre that will have available capacity for these flows

#### Used water network

Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. We therefore request a condition requiring an on-site drainage strategy

#### Surface water disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry.

<p>Bedford Group of Drainage Boards Bedfordshire Fire and Rescue Service</p>	<p>You are advised that this site is outside the Boards district, in this instance the Board has no comment to make. The Fire Safety Officer requires -Vehicle access for a pump appliance to within 45m of all points within a dwelling house; -That turning facilities be provided in any dead end access route that is more than 20 metres long. -The developer to install fire hydrants - On a residential site we will need one hydrant at least every 180 metres – with no property further than 90 metres from the nearest hydrant. The minimum flow should be as described in the National Guidance Document published by UK Water and the Local Government Association.</p>
	<p>In addition recommend the installation of fire sprinklers as per the guidance (see consultee response):</p>
	<p>The developer must provide fire hydrants otherwise the fire and rescue service would object</p>
<p>Bedfordshire Police</p>	<p>Bedfordshire Police has no objections in principle to the proposal and it is acknowledged that this is an outline application. Should this planning application be granted, Bedfordshire Police request the inclusion of a crime and safety planning condition so that the ‘designing out crime’ advice and recommendations made in Bedfordshire Police comments are addressed.</p>
<p>Cadent Gas</p>	<p>This application falls outside of Cadent's distribution network. Please contact your local Gas distributor and/or National Grid for comments on this application.</p>
<p>Environment Agency</p>	<p>No objection subject to planning conditions</p>
<p>National Grid</p>	<p>No response received</p>
<p>Natural England</p>	<p>No objection subject to a condition limiting the number of dwellings to 25 within the zone (12.6km from Chilterns Beechwoods SAC) and payment of the following contributions for each dwelling within that zone -SAMM contribution: £182.49 per dwelling -SANG contribution: £4,273 per dwelling for 2+ bedroom dwellings, £3,205 for studio/1 bedroom dwellings -Monitoring fee: £200</p>
<p>Natural Space UK</p>	<p>We are satisfied with the ecological appraisal and just suggest an informative, as great crested newts are a protected species:</p>
<p>NHS</p>	<p>This development, should the application be successful, will affect the Leighton Buzzard practices. The premises of Leighton Buzzard practices are deemed constrained. Premises constraints affects a surgery’s ability to take on new patients and even additional GPs and allied clinical staff, especially with the requirement to offer a wider range of patient services from GP Practices, including mental health and community services and some outreach specialist services from local hospitals, delivering care locally and reducing referrals into hospitals. This application will result in circa 516 additional patient registrations and create a constraint that will require premises reconfiguration, extension or even re-location to create additional clinical capacity. Ongoing discussions with Central Bedfordshire Council are taking place in relation to the ICB’s proposal to develop an Integrated Health and Care Facility for Leighton Buzzard. For</p>

Wildlife Trust

this reason, in order to make this development acceptable to NHS commissioners, it is requested that a contribution is made towards the provision of a new integrated health and care facility in Leighton Buzzard, supporting the delivery of the NHS long term plan. No objection subject to a contribution of £252,368

The Council's ecologist wrote comments back in February 2018 which I would agree with. The site is within the Greensand Ridge Nature Improvement Area and so net gains in biodiversity are particularly important (see below), the hedgerow which is repeatedly crossed by shared streets is unlikely to maintain its connectivity function for wildlife and a LEMP would be necessary.

The comments were made some years ago now and the Ecological Appraisal (ecology solutions) is dated December 2017. Generally ecology surveys are only considered to be up-to-date for about two years, so I would advise that this application requires an updated ecological assessment. It would be useful if this contained an update on the amphibian fencing (particularly if it has been maintained) as great-crested newts have previously been translocated from the wider Chamberlains Barn area. Badgers are also known from the wider area and can be dynamic in their behaviour, so I would recommend that a check for this species is also included in the update.

Policy (both national and local) have also changed since 2017/2018. The Central Bedfordshire Local Plan now includes policy EE2 which requires developments to demonstrate a net gain in biodiversity and the National Planning Policy Framework (paragraph 179) requires this to be a measured biodiversity net gain. We would, therefore, recommend that the updated ecological assessment also includes a DEFRA Metric calculation for the proposal which demonstrates how it would achieve a net gain in biodiversity. The LEMP needs to link to the features within this calculation.

**Other Representations:**

Former Cllr Berry

Given the location of my home, in relation to the subject application, I have a personal and pecuniary interest in the matter, so please treat this response as being made to the public consultation. My initial objection is that the indicative layout plan includes the road leading to the roundabout proposed at CB/17/06062/FULL and, as a Town Ward Councillor for Plantation Ward in which this site lies, I must protest the inclusion of that junction as it will add a rat-run through Shenley Hill Road to the Heath Road T-junction below the Heath and Reach Parish Church. This junction is unsuitable for the likely volume of traffic leaving Shenley Hill Road, because of the speeds of vehicles down the curving slope from the church and the restricted view towards Town. I find the idea of this link to be in direct contravention of the earlier Highways planning grounds, for bringing the link road to a set of traffic lights at the former Chamberlain's Barn Quarry entrance. Secondly, the proposal to build 253 houses is vastly in excess of the 175 suggested in the Local Plan, an increase of some 44%, resulting in a density of over 56 per hectare. As a CBC

member for LB South, I am fully conversant with the parking problems generated by such densities and, with the footpath accesses indicated to Tamar and Avon Walks in the "Shenley Village" development, I can foresee parking overflowing to those roads, which are already congested overnight. Finally, I do note that the indicative plan shows at least 2 homes being aligned on Shenley Hill Road, with no direct access from the rest of the development. Should this be allowed as an indicative, I doubt that the developer will accept that this will only add to the parking on the road, which is already bad within the current built up area, and will also be on the hillier part of the road, on the downhill approach to the roundabout! In closing, I can understand the desire of the developer to have a longer term access through to the "Checkley Wood" area, with an eye to the future development of that site, but I am of the opinion that access can be built when the route can readily be linked through to the A5, with the land for the proposed roundabout being held in reserve until such time.

Former Cllr Wallace

Contrary to policy - Number of dwellings in excess of that envisaged by the local plan.

Over development - Too many dwellings. The developer is seeking permission to build 253 units which is vastly in excess of the 175 dwellings envisaged by the local plan

Highways safety grounds - The connection to Shenley Hill Road will turn that road into a local high traffic road (rat run). The western end of the road lacks sufficient width to take increased traffic volumes. With parked cars it is reduced to a single lane. Either the connection of the spine road to Shenley Hill Road should be delayed until such time as there is a further development north of the site or traffic should be prevented turning west onto Shenley Hill Road. In either event there is no need for a roundabout.

Parking - Due to the high density of dwellings and the location of some dwellings overspill parking from the development will likely be seen in adjoining roads and on the sloping Shenley Hill Road as it leads downhill to the proposed junction/roundabout.

Design - The objective seems to have been to cram in as many dwellings as possible rather than to deliver a design which is sympathetic to the locality.

Impact on landscape - The application represents a missed opportunity to bring forward a residential scheme of merit. The scheme does not compliment its location and character of the wider community.

Buzz Cycles

Our main comments is to the disjointed connectivity of cycle routes to adjacent areas, especially along Shenley Hill Road. On most of the plans the road has no separate foot or cycleways to/from the development, thereby rendering all "soft" measures fairly useless. If the full-length Shenley Hill Road walking and cycle track was not mentioned in the Transport Assessment section 4.9, our COMMENTS would be an OBJECTION to the plans. So long as the Transport Assessment is the most up-to-date view of the plan – a

minimum of a 3m foot/cycle way the whole length of Shenley Hill Road, or even better segregated foot/cycle ways as per LTN1/20, then we are reasonably happy to COMMENT rather than OBJECT

No mention at all has been made of central Government's LTN1/20 and Gear Change policies of 27th June 2020 which state that "We will ensure that all new housing and business developments are built around making sustainable travel, including cycling and walking, the FIRST choice for journeys". This will be done by 1/ making better streets for cycling and people, 2/ putting cycling and walking at the heart of [Local Authority] decision making, 3/ empowering and encouraging Local Authorities, 4/ enabling people to cycle and protecting them when they do. It also states that "All new housing and businesses MUST be built around walking and cycling as FIRSTCHOICE for journeys" and that "If it's necessary to re-allocate roadspace from parking or motoring IT SHOULD BE DONE". The design of the road system does not make much attempt to encourage walking and cycling as a FIRST CHOICE, particularly for reaching the town centre and other areas of the town.

CPRE

CPRE believe that the application should be refused for the following reasons

1-Non conformance with the Local Plan - The number of new houses allocated to this site, HAS32, in the Local Plan is 175 not 253.

2-Unsustainable - The 14% over-supply within the Housing Trajectory already makes this adopted plan unsustainable in terms of provision of schools, healthcare, leisure, impact on roads and pollution, loss of good agricultural land and ecological and environmental impacts

3- Access – roundabout is a traffic hazard

Notwithstanding there is a golden opportunity with this site to include a green corridor up the side of Shenley Hill Road with footpaths and a cycleway

Neighbours

171 Local residents formally consulted – 34 letters received, 27 of those letters object to the application on the following grounds:

-Extra traffic - Leighton Buzzard town already has major traffic problems, can you advise what measures are being put in place to counteract an additional 270 plus 950 houses

-The developers often set up traffic lights on the main Heath Road, which causes absolute mayhem to traffic and very long traffic jams.

-The exit from the new housing proposed is on to a narrow country road where residents cars have to be parked on the road and will cause enormous congestion.

-Up to 2000 traffic movements will disgorge vehicles on to Heath Road, an already congested road with only a T-junction. A substantial number of vehicles will turn right and go through Heath and Reach towards the A5 adding to an already overloaded road through the village.

-The proposed location of the roundabout at the junction of Shenley Hill Road and is both on a gradient and adjacent to a bend in the existing carriageway. This offers decreased margins of safety and increased risk of RTC due to poor driver

awareness, reduced distance of first perception for roundabout hazards, and in winter the increased possibility of skid risk due to the additional braking effort required from the gradient for vehicles, especially large goods vehicles, Westbound. Large goods vehicles having to slow to negotiate the roundabout or traffic in wintry conditions travelling Eastbound will lose any momentum that is required to maintain speed up the hill, and may result in road blockages due to stuck vehicles in Wintry conditions.

-Buses would cause carnage amongst the parked cars on Shenley Hill Road

- There appears to be no plans to provide cycleway or footpath on the existing Shenley Hill Road carriageway,

- Crossing Heath Road to access bus stops will become more hazardous

-The service road which runs alongside Tamar Walk from Shenley Hill Road into Cotefield Drive is at risk of becoming a cut through for scooters E scooters mopeds etc to the detriment of residents and pedestrians and risking the safety of young children and pets

-The proposed roundabout is very much too large and intrusive for the nature of the area.

-Lack of green space You will destroy the character of Cotefield Drive.

-The whole proposal will significantly alter what is a country boundary between Leighton Buzzard and Heath and Reach.

-We will have lost our privacy and peace, which is why I bought the house

-The developers have stated they will erect a boundary. The boundary opposite my house consists of one tree and very little shrubbery.

-When both developments are completed there will be no countryside to view my wish is that none of that vegetation we currently overlook and surrounds the green is not removed or cut back at all so the current residents can continue to admire a beautiful view

-As a cotefield resident, my family and I have enjoyed the relatively green outlook across the fields to the Dustable Downs

-I would also like it to be true that the amount of trees showing on the development site is actually planted as that will continue to encourage wildlife which is required more than ever and ensure that this end of town continues to feel lush and green despite all the new builds being built and hopefully it will also break up the blandness of a new build site too

-The proposal will result in an increase in noise pollution and fumes/pollution/loss of air quality both during construction and thereafter from the extra vehicles belonging to the new homeowners.

- The current development is extremely noisy with work starting at 0730am and not concluding on some days until 1830

In the early stages of the Chamberlains Barn residential development we have had to put up with considerable noise, ground shaking, smoke and smells from burning which is extremely unpleasant – this proposed development would be even closer

-There will be substantial and sustained Increase in noise pollution for vehicle accelerating Westbound, and especially up the hill Eastbound from low speeds having had to negotiate the roundabout

- There is so much wildlife in the area, foxes badgers, different breeds of deer, all of which are losing their natural habitat.
- I have bats and red kites that visit my garden constantly. These will be decimated when you destroy the countryside opposite
- Bats, cuckoos woodpeckers kites herons foxes badges hedgehogs toads and frogs will be driven away
- With all the extra roof/driveways/roads/covered areas that will prevent the water from soaking into the ground naturally - this water is bound to run down the hill into the brook/stream and possibly cause flooding.
- The River Ouzel is being pumped full of raw sewage, largely because the sewage works have not been upgraded and cannot cope with the huge number of extra houses.
- There are already too many residents in Leighton Buzzard for the number of doctors surgeries (an extra 650 patients will need to be registered in the existing health provision) /dentists/schools (The whole Chamberlains Barn development only has one extra lower school. Is this a sufficient contribution to the infrastructure for a company that will make a substantial profit at the expense of this community) Building this development will place further stresses on these services.
- Object to the Children's Play Area being built on and should be left untouched.
- Am concerned about the possible increase in car and property crime
- Am concerned about the loss of value to my property

### **Determining Issues:**

As set out within the Planning and Compulsory Purchase Act 2004 (section 38(6)) and the Town and Country Planning Act 1990 (section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 48 of the NPPF (2024). The development plan is defined in section 38(3) (b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any material considerations, which indicate that planning permission should be granted. It is considered that the principal, important and controversial issues in this case are:

- 1 The principle of development
- 2 Sustainable development and climate change
- 3 Impact upon the character and appearance
- 4 Impact on residential amenity
- 5 Highway safety
- 6 Impact on the natural environment
- 7 Impact on the historic environment
- 8 Other Considerations (Air quality, Equality and Human Rights, Fire Hydrants, Flood Risk/SuDs, Foul Water Drainage, Meeting the Accommodation Needs of Older People)
- 9 Planning Obligations
- 10 Planning Balance and Conclusions

## Considerations

### 1. The principle of development

- 1.1 As stated above Sections 38(6) of the Planning and Compulsory Purchase Act 2004 and 70(2) of the Town and Country Planning Act 1990 require the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. The Council has accepted that it does not have a 5 year supply of housing land. This is because there has been a material change in circumstances for two sites within the housing trajectory, since its publication on the 1st April 2025. As a result, the Council has had to remove these sites from the trajectory. The sites and reasons are detailed below:
- Land South of the Wixams (HT116): resulting from revised Environment Agency flood mapping
  - Land at 129 and 131 High Street, Arlesey (HT006H): due to viability issues.
- As such, at the current time, the Council's position is that we have 4.85 years supply. At the present time, the 'tilted balance' as defined by paragraph 11(d)(ii) of the NPPF applies is engaged. The tilted balance refers to a presumption in favour of sustainable development as outlined in the National Planning Policy Framework (NPPF) in the UK. Specifically, it is articulated in Paragraph 11(d) of the NPPF, which states that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This approach effectively "tilts" the decision-making process in favour of development under certain circumstances.
- 1.2 The NPPF states that housing applications should be considered in the context of sustainable development and in paragraph 77 acknowledges that the supply of new homes may be best achieved through planning for large-scale development and suggests that this could be an extension to an existing village or town.
- 1.3 Leighton Linlade is classified as a 'Major Service Centre' within paragraph 9.1.3 of the Local Plan. Within the settlement envelopes of both Major and Minor Service Centres, the Council will approve housing, employment and other settlement related development commensurate with the scale of the settlement, taking into account its role as a major service centre.
- 1.4 More importantly is the fact that the site has the benefit of being allocated for development in the Adopted Local Plan 2021. The site is identified as allocation HAS32 Northern Chamberlains Barn. HAS32 states that 'The 16ha site will accommodate approximately 175 dwellings.' (A number of consultees and local residents rightly argue that the proposed number of dwelling (215) exceeds the 175 set out in the allocation. The Local Plans team have confirmed that there is an error in the local plan allocation which wrongly suggests the site size is 16ha rather than 9.2 hectares. Accordingly this has affected the Local Plans capacity calculation. What is important to note is that the allocation suggests a development density of 40dph would be appropriate for the site, presumably reflecting the sustainable nature of its location. As set out in the report the parameter plans, submitted with the application, demonstrate that a future development could achieve a policy compliant amount of public open space, surface water attenuation and the provision of up to 215 dwellings at a density of approximately 23.37 dwellings per hectare (dph). Density will be considered further in section 3 of this report)
- 1.5 The proposed allocation sets out a number of requirements which need to be addressed, stating that the following are required:
- A site specific FRA and
  - Strategic landscape mitigation required; this must have regard to the adopted Framework Plan for East of Leighton Linlade (EOLLFP)
- 1.6 As an allocated site in the adopted Local Plan, it can be concluded that the principle of development is acceptable in accordance with CBLP Policy HA1 and paragraph 77 of the NPPF.
- 1.7 It is noted that a couple of neighbour response refer to the site being within the Green Belt. The allocation of the site in the Local Plan confirms its exclusion from the Green Belt.

## 2. Sustainable development and climate change

### 2.1 Climate Change

CBLP Policy CC1 requires that all new development is designed to increase its resilience to impacts of climate change, take full advantage of opportunities to incorporate renewable technologies, reduce carbon emissions and achieve the higher water efficiency. This is reinforced in paragraph 3.1 (criteria 9) of the EOLLFP which states that planning application will also need to demonstrate how the proposed development will deliver buildings which are highly resource efficient (especially with regards to energy and water use)

2.2 So far no Energy Report has been submitted. Notwithstanding the applicant advises that they are committed to support new technologies that support more sustainable development that will improve their resilience to climate change by incorporating renewable energy technology. The applicant adds that they have a long, rich history at the heart of communities, with a proven track record of building environmentally conscious communities and projects that are fit for the future. The company is recognised as an experienced and expert stakeholder within the renewable industry, owning and operating a fleet of onshore wind turbines (two within the locality of Northern Chamberlains Barn). Most recently, AWGroup has achieved planning consent for another high-capacity wind turbine in the Leighton Buzzard area (with a unanimous committee vote in favour), as well as a consented, shovel-ready solar installation within Central Bedfordshire. These permissions reflect AWGroup's commitment to local renewable technology to serve the locality for years to come.

2.3 The Council's Sustainable Growth Officer has carefully reviewed the application and requests that if planning permission is granted that planning conditions are attached requiring submission of:

- a Sustainability Statement to demonstrate compliance with policy CC1 or any subsequent sustainability/climate change policy and
- a Post-Construction Verification Report with as built evidence that policy compliance has been achieved.

### 2.4 Sustainable development

There are three overarching objectives to achieving sustainable development, an economic, social and environmental objective. The NPPF states that these roles are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.

### 2.5 Economic Objective

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 to long term, future occupiers of the development would also support existing services in Leighton Linlade. The development would generally accord with the economic objective.

### 2.6 Social Objective

Leighton Linlade is classified as a 'Major Service Centre' in the Settlement Hierarchy set out in Chapter 9 of the Local Plan. For Major Service Centres it states they have "*highly diverse range in services and facilities including schools healthcare varied retail offerings and a strong availability of public transport.*" The site is within the settlement boundary and is regarded as a sustainable location for development. In addition the site would provide an additional 150 market dwellings (of which upto 22 will be marketed as self build/custom plots) including a policy compliant 30% (65) affordable housing. Further, in accordance with policy H2 (Housing Standards), the applicant is committed to deliver at least 35% Category 2 Requirement M4 (2) adaptable homes and at least 5% Category 3, Requirement M4 (3) wheelchair adaptable homes. The development would accord with the social objective.

### 2.7 Environmental Objective

Measures to increase biodiversity are secured by planning condition. The proposal can be considered sustainable against the environmental objective.

2.8 Given the above, the proposal would comply with the principles of sustainable development as outlined within the NPPF and is considered to amount to sustainable development.

### **3. Impact upon the character and appearance**

- 3.1 Policies EE1, EE2, EE3, EE4 and EE5 of the CBLP set out the importance of intrinsic character, scenic beauty and perceptual qualities of the landscape, green infrastructure, trees and onsite ecology across Central Bedfordshire. Policy EE5, focuses on landscape character and value and sets out that all development proposals need to have regard to the key characteristics and sensitivities of its site and setting as set out in the Central Bedfordshire Landscape Character Assessment (LCA). Furthermore, the policy requires development to respect, retain and enhance the character and distinctiveness of the local landscape by reflecting the local character and distinctiveness in terms of the scale and pattern of the surrounding landscape and existing settlement form; and integrating on-site mitigation sympathetic to local character in scale with the landscape setting as well as the scale of the development.
- 3.2 Local policies are supported by the NPPF, which sets out at para. 187 that planning policies and decisions should seek to contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan) and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- 3.3 The Site is not covered by any statutory or non-statutory landscape designations. Further the site does not fall within any landscape designations at a local level. Notwithstanding the application site lies toward the western end of the Bedfordshire Greensand Ridge National Character Area (NCA, Area 90). In terms of the National Landscape Typology, the area is Lowlands, Clayland, Nucleated un-wooded. As identified in the Landscape East Regional Landscape Typology (RLT), the application site lies within the Lowland Village Farmlands area.
- 3.4 The Landscape Character Assessment (LCA) identifies that the application site falls within Character Area 6A Woburn Greensand Ridge. The Woburn Greensand Ridge forms the western section of the prominent band of Lower Greensand that rises dramatically above the surrounding landscapes to define much of Central Bedfordshire. This part of the ridge is distinctive as a result of its strongly articulated landform and the extent of tree cover - forming an elevated wooded belt, visible from considerable distance. Further the Character assessment recognises that active and restored mineral workings also have an influence on landscape character - sand pits interspersing areas of woodland are often visible along the roadsides.
- 3.5 The overall strategy for the LCA is to conserve and enhance the landscape of the Woburn Greensand Ridge. The LCA sets out that
- the key features that should be conserved include the ancient woodland, estate parkland and areas of pasture;
  - Enhancement opportunities predominantly relate to improving its condition, which, with appropriate landscape management, would improve the integrity of the landscape and strengthen its character;
  - there are also opportunities to restore elements that have been lost such as areas of heathland and acidic grassland.
- 3.6 In addition to the above the detailed layout should have regards to the principles set out in (amongst other relevant documents), the Leighton Linlade Framework Plan. The Leighton Linlade Framework Plan was approved by the Local Planning Authority in June 2013.
- 3.7 The residential application site (9.2 hectares) is located on the north east edge of Leighton Linlade off Shenley Hill Road just east of Avon Walk and Tamar Walk. The residential site is currently in arable cultivation with some pasture and with an historic consent for mineral extraction as part of Chamberlains Barn Quarry. The site sits on the south and west facing slope of a basin defined by Shenley Hill to the east, the rising Greensand Ridge to the north and Heath Road ridge to the west. Importantly the site slopes down to the west and south with a ditch along the western boundary. To the west of the site is built development and to the east agricultural land. The land immediately to the north and south of the application site has also been subject to quarrying.
- 3.8 The character of the site is determined primarily by its location at the edge of the built

up area and as part of a quarry, along with the contents or land cover on the site. These features as well as the presence of the playing field give the site an urban fringe character. The arable and pasture and the position on the west flank of Shenley Hill Ridge fit as a fringe component of the Woburn Greensand Ridge character area. It is a fringe component both because it is literally on the edge of the area and the site only includes a few of the features that define the area. Arable and pasture are characteristic of most of the other character areas in the vicinity. The key features are the hedgerows, buffer plantation and the fringe of the slope of Shenley Hill Ridge.

- 3.9 The principal points from which the site is visible from longer distances are limited to an arc to the south taking in parts of Leighton Buzzard and Linslade and extending to Billington, Cheddington and, in the far distance, the Chiltern scarp. There is also patchy visibility in an arc to the north-west toward Soulbury and Drayton Parslow.
- 3.10 More local viewpoints based on the ZTV and intervisibility from views with the site include: • Glimpses from Heath Road • A short segment of Eastern Way • Short segments of Shenley Hill Road, • Cotefield Drive and associated cul-de-sacs • Avon and Tamar Walks • A short segment of Vandyke Road • The backs of development on Blenheim Way • Shenley Hill.
- 3.11 The design of the proposal includes the retention of the majority of the vegetation within the site other than arable and pasture. The principal change will be therefore be transformation of the fields from arable and pasture to suburban development.
- 3.12 The illustrative plan broadly demonstrates how the site could be developed to accommodate a policy compliant amount of public open space, surface water attenuation and the provision of up to 215 dwellings at a density of approximately 23.37 dwellings per hectare (dph).
- 3.13 The applicant sets out in their LVIA that to mitigate the urbanising impact they propose to:
- Orientate their buildings east to west to minimise their potential visual impacts as seen from the west
  - reinforcing the western and central north-south corridor by adding more planting, including large stature trees
  - creating a parallel strip of informal public open space (including a footpath) that extends through the site and into Shenley Hill Country Park
  - reinforcing the northern boundary with additional hedgerow planting and hedgerow trees
  - including a tree lined street in association with a drainage swale backing on to the southern boundary
- 3.14 The applicant accepts that the proposal will initially have an adverse effect, however, subject to the mitigation set out above the applicant makes the case that this impact will neutralise as replacement/additional tree planting matures.
- 3.15 The Council's Landscape Officer has carefully considered the application and has assessed its impact on the Landscape Character. The Landscape Officer agrees with the conclusions set out in the LVIA. Most significantly the officer agrees with the applicants conclusions that the Site has the capacity to accommodate the proposed development without resulting in any unacceptable landscape and visual effects.
- 3.16 For the reasons outlined above it is considered that, subject to an appropriately designed scheme for up to 215 dwellings including a landscaping scheme, the proposed development would have an acceptable impact on the character and appearance of the area, including the intrinsic character and beauty of the countryside in accordance with Policies EE4, EE5 and HQ1 of the Central Bedfordshire Local Plan, as well as the policies within the NPPF, in this context.
- 3.17 Siting, Layout & Design  
Paragraph 131 of the 2024 NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. In paragraph 135 the NPPF states that planning decision should ensure that developments
- a- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
  - b- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
  - c- Are sympathetic to local character and history, including the surrounding built

environment and landscape setting, while not preventing or discouraging appropriate innovation or change

d- Establish or maintain a strong sense of place, using the arrangements of streets spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

e- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks and

f- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience.

- 3.18 Critically Paragraph 139 states that permission should be refused for development that is not well designed. The paragraph specifically stipulates development that fails to reflect local design policies and government guidance on design including supplementary planning documents such as design guides and codes.
- 3.19 The Central Bedfordshire Design Guide (2023) states that proposals should be visually distinctive and should be designed as a sensitive response to the site and its setting. This is iterated in CBLP HQ1.
- 3.20 Turning to the application, officers have undertaken site visits, had regard to the Design Guide and taken into consideration the various statutory and non-statutory consultation responses. As stated at the top of the report, this is an outline planning application with all matters reserved except for means of access. Therefore, detailed matters relating to landscaping, layout, scale and appearance are reserved for future consideration.
- 3.21 Given that this is an outline application members should pay particular attention to drawing nos. 5349.001D Northern Chamberlains Barn Outline Planning Application Site Location Plan, 1-59\_103.3.B Parameter Plan: Townscape and Landscape, 1-59\_103.2.A Parameter Plan: Open Space, 1-59\_103.1.A Parameter Plan: Movement as it is these drawing which the developer is seeking permission for.
- 3.22 In addition to the parameter plans, the application is accompanied by an illustrative masterplan showing how the site could be developed. The supporting plans and documents aim to demonstrate how the site is capable of accommodating the scale of development proposed. The illustrative layout is not necessary the way the development will be carried out, that will be established at the reserved matters stage.
- 3.23 Having regard to planning policies and consultation responses officers have worked with the applicant to improve the siting, layout and design of the indicative layout. Specifically, the proposed design extends the form and character established by the approved Chamberlain's Barn scheme northward into the Application Site. This has been achieved by
- i) extending the main north-south route into the Application Site to connect with Shenley Hill Road;
  - ii) extending the green corridor on the western edge of Chamberlain's Barn up to Shenley Hill Road; and
  - iii) extending the boundary with Shenley Hill Country Park north to Shenley Hill Road.
- 3.24 Critically the indicative layout shows a retention of the significant landscape features on the site: specifically the western and northern boundary vegetation (which helps screen the development from the sensitive site edge) and the north/south corridor of vegetation in the middle of the site.
- 3.25 Turning to other matters of layout, it is noted as set out in para 4.61 of the Design and Access Statement (DAS) states that the masterplan and layout have been developed to achieve the seven principles advocated in Safer Places as promoted by Secure by design. Bedfordshire Police have been consulted and raise no objection to the proposal in principle. A planning condition is recommended to ensure that Beds police 'designing out crime' advice and recommendation are carried through to the detailed application stage.
- 3.26 For the reasons set out above the proposals, subject to a series of planning conditions, will deliver a high quality design and promotes place making as required by the CBC Design Guide, Policy HQ1 of the CBLP and Paragraphs 131 and 135 of the NPPF.

#### **4. Impact on residential amenity**

##### **4.1 Impact on existing local residents**

Policy HQ1 of the CBLP seeks to ensure that all new development would not have an unacceptable adverse impact upon nearby existing or permitted uses, including impacts on amenity, privacy, noise or air quality.

4.2 With regards to achieving an acceptable level of amenity through design paragraph 6.7.5 of the CBC Design Guide is relevant. Critically the larger the back-to-back distance, the greater the privacy between upper floor habitable room windows and the more opportunity for increased sun-lighting and daylighting. Paragraph 6.7.5 states that in all situations, for privacy reasons, new developments should have a minimum of 20 metres for 1-2 bed dwellings and 24 metres for 3 or more bed dwellings, between upper floor windows unless a justification for a smaller distance is given. In paragraph 11.9.1, the Design Guide sets out that side to back should be a minimum of 15 metres.

4.3 The layout, landscaping, scale and appearance of buildings are reserved matters and as such the detailed impacts of development upon neighbouring dwellings, in relation to loss of light, outlook, privacy or overbearing impacts cannot be assessed in detail at this stage. Importantly the applicant has demonstrated that the site is of a scale that a development of up to 215 dwellings could achieve compliance with the Design Guide and be designed without causing significant harm to the amenity and living conditions of neighbouring dwellings. The detail of which will be assessed at reserved matters stage.

4.4 For the reasons outlined above it is considered that the proposed development could be acceptable in the context of Policy HQ1 of Central Bedfordshire Local Plan and the National Planning Policy Framework subject to further consideration at reserved matters stage.

4.5 Notwithstanding the above, it is noted that concern has been raised by local residents with regards to the potential noise and disruption during construction. It is accepted that some noise and dust impact from construction activities are inevitable even where the developer is employing best practice to keep these to a minimum. The developer has agreed to comply with the Councils Construction Code of Practice. This will be secured through the S106 to ensure that impacts are minimised. Critically, given that the construction impacts are temporary and that the harm can be mitigated through the S106 Agreement that the construction noise and disturbance should not be considered a robust reason to refuse this application.

##### **4.6 Amenity of Future Residents**

The layout, landscaping, scale and appearance of buildings are reserved matters and as such the detailed layout is not a consideration at this outline stage. The indicative plan, however, demonstrates how a Design Guide (2023) compliant layout (specifically with regards to garden sizes, back-to-back separation distances and car parking) can be achieved.

4.7 For the reasons outlined above it is considered that the proposed development could be acceptable in the context of Policy HQ1 of Central Bedfordshire Local Plan and the National Planning Policy Framework subject to further consideration at reserved matters stage.

#### **5. Highway safety**

5.1 NPPF Paragraph 110 states that significant development should be focussed in locations which are, or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Furthermore NPPF Paragraph 117 states that developments should be located and designed to give priority first to pedestrian and cycle movements, both within the scheme and within neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.

5.2 The CBCLP has two policies concerned with sustainable transport. The first, Policy T1, requires Travel Plans to be submitted for most major applications. This will need to outline how the development will reduce the need to travel and secure a modal shift towards sustainable forms of transport (i.e. prioritising walking and cycling routes, and providing adequate public transport services). The second, Policy T5, requires

residential developments (among others) to provide active charging points for Ultra Low Emissions Vehicles.

5.3 Non motorised traffic

Based on the Chartered Institution of Highways and Transportation (CIHT) publication 'Providing Journeys on Foot' and Paragraph 4.4.1 of Manual for Streets (MfS); the preferred maximum walking distance for the purposes of commuting / school journeys / sight-seeing is considered to be 2km. Nearly half of all journeys (and these include education, leisure and retail) are within a distance of 2km. In addition it is also widely recognised that cycling has the potential to substitute for short car trips, particularly those of less than 5km. It can be appreciated that all of Leighton Linlade is accessible within a 5km cycling distance from the site.

5.4 The table below sets out the different facilities, their distance from the site and likely walking/cycling times (via pedestrian/road network).

<b>Facility</b>	<b>distance (metres)</b>	<b>walking time</b>	<b>cycle time</b>
The star bus stop	770	9 minutes	2 minutes 30 seconds
Cottage stores	882	10 minutes 30 seconds	2 minutes 30 seconds
Heathwood lower school	978	11 minutes 30 seconds	3 minutes
Old bank school	1120	13 minutes 30 seconds	3 minutes 30 seconds
Heath village barn village hall	1230	14 minutes 30 seconds	3 minutes 30 seconds
Gilbert inglefield Academy	1200	14 minutes 30 seconds	3 minutes 30 seconds
Doverly Academy	1350	16 minutes	4 minutes
Vandyke upper school	1400	16 minutes 30 seconds	4 minutes
Ashbourne day nurseries	1420	17 minutes	4 minutes
Heath and Reach scout group	1490	17 minutes 30 seconds	4 minutes 30 seconds
Adams bottom playground	1550	18 minutes 30 seconds	4 minutes 30 seconds
Co-op food store	1570	18 minutes 30 seconds	5 minutes
Leighton Buzzard Golf Club	1690	20 minutes	5 minutes
Tesco Express	1730	20 minutes 30 seconds	5 minutes
Provide medical limited	1890	22 minutes 30 seconds	5 minutes 30 seconds
St. Leonards va lower school	1930	23 minutes	6 minutes

Thrift Rd recreation ground	1980	23 minutes 30 seconds	6 minutes
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5.5 Cycling is well suited to form part of longer journeys made by public transport. Therefore, it is important to note that Leighton Linslade Station is located on the western side of the town approximately 3.5 km from the centre of the proposed development. Leighton Linslade Station also benefits from the provision of cycle storage.

5.6 It is clear from the above that the site is highly accessible to local services, offering a variety of facilities that can be reached without the need to travel by motorised transport.

5.7 Public Transport

The closest bus stops to the site are located on Heath Road, which provide services in both directions. The bus stops are located approximately 770m from the centre of the site, adjacent to the Star Public House. These stops are served by the number 150/250 service. The number 34/35 bus service can also be accessed from the Vandyke Cemetery bus stops along Vandyke Road, approximately 1.2km south of the site. The table below provides a summary of frequency for these services.

No	Route	Monday to Friday Operation times	Monday – Friday Frequency	Saturday Operation times	Saturday Average Frequency
150/250	Aylesbury to Milton Keynes	05:55-19:37	1/hour	06:25-19:37	1/hour
150/250	Milton Keynes to Aylesbury	06:30-20:50	1/hour	07:40-20:50	1/hour
34/35	Leighton Buzzard Town Loop	07:53-17:38	1/hour	08:25-16:59	1/hour

5.8 As stated above the nearest railway station is Leighton Linslade , located approximately 3.5 km from the centre of the proposed development. The station is located on the west coast mainline and is served by London North Western Railway, with direct services to London Euston and Watford to the south, and Milton Keynes and Northampton to the north.

5.9 Given the proximity to bus stops and railway services, development on the site is well located to take advantage of sustainable travel opportunities.

5.10 Following negotiations with the applicants, the following contributions have been agreed to facilitate travel by non motorised traffic / public transport.

-£384,064.23 towards public transport

-£14,000 to fund real time info at two nearest bus stops

-a Travel Plan including an £80,000 Travel Plan Monitoring fee

5.11 Notwithstanding the above, Officers (including Council's Highway Engineers and Sustainable Transport & Active Travel Manager) have carefully considered the comments made by Buzz Cycles and have had regards to both the guidance provided by Active Travel England and the LCWIP. The subject application in conjunction with planning application ref: 17/06062/FULL (which has consented site access) secures a new non motorised route from north to south (Shenley Hill Road through to the Eastern Link Road) and west to east (Cotefield Drive to the Country

Park). Further the applicant has also agreed to a contribution of £30,000 to fund a pedestrian/cycle link to Vandyke Upper school. Having regards to the above, a request for any additional infrastructure would in your officers view be in conflict with Paragraph 58 of the NPPF which states: Planning obligations must only be sought where they meet all of the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development

5.12 Given the above it can be concluded that the proposal by reason of its sustainable location and the different contribution secured that the development will offer it new residents a genuine choice of transport modes. Accordingly, the proposal is considered to accord with paragraph 110 of the NPPF.

5.13 Predicted Trip Generation and Distribution

Paragraph 116 of the NPPF sets the test that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development would be severe. The main issue to consider is whether there would be any severe adverse effects on highway safety and traffic flow arising from the proposed development.

5.14 In determining whether the development would have a severe residual cumulative impact, the Council's Highway Engineers were consulted on a Transport Assessment. The Transport Assessment (TA) that accompanies the planning application takes a robust approach to the likely level of vehicle trip generation. The applicant states that the proposed development would be expected to generate a maximum of 124 two-way motorised vehicle trips in the AM (8-9 am) peak hours and 149 two-way motorised vehicle trips in the in the PM (5-6pm) peak hours.

5.15 The Transport assessment has considered the traffic impact of the development proposal along with background traffic growth on the surrounding road network. The assessment concludes that the majority of junctions are anticipated to operate within capacity. The only junction that would come 2032 be over capacity and see any impact from the development is J17 Billington Road A505 Stanbridge Road 4 Arm Roundabout. Whilst the impact is noted the Council's Highway engineers agree with the applicant's conclusion that the development impact on this junction is negligible and that most importantly the proposal would not have an adverse highway safety impact.

5.16 Having carefully reviewed the assessment, the Council's Highway engineers concluded that subject to conditions and a series of planning obligations that the residual cumulative impacts of the development on the local and strategic highway network would not be severe and can be mitigated. Accordingly, the proposal is not contrary to Policies T1 and T2 of the Central Bedfordshire Local Plan 2021 or the NPPF (2024).

5.17 Proposed Access

The proposed primary point of access in the form of a 3-armed roundabout would be via Shenley Hill Road. As the development is an extension of the permitted Chamberlains Barn Quarry development, residents of the North Chamberlains Barn site would be able to use the infrastructure provided within the development and beyond. This includes the signalised access onto Heath Road opposite Greenhill which has been completed. As stated at the top of the report a separate application has been submitted for the access road (pending planning application ref: 17/06062/FULL). This roads runs southwards through the subject site and connect up to the consented Eastern Link Road.

5.18 The Council's highway engineers have been consulted on the proposed accesses and find there to be no safety or capacity reason to object in highway terms subject to the imposition of appropriate conditions.

## 5.19 Layout Plan

The planning application is made in outline with all matters reserved except for access. Having regard to the 3 parameter plans and layout plan (indicative) the applicant has demonstrated that upto 215 dwellings can be accommodated on site. Importantly the applicant recognises the need to comply with the new parking standards. The internal layout and car parking will be considered further at the detailed application stage and compliance with the parking standards will be secured through a condition

## **6. Impact on the Natural Environment**

- 6.1 Paragraph 187 (a) and (b) of the 2024 NPPF states that planning decisions should contribute to and enhance the natural environment by – protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils – recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services, including the economic and other benefits of the best and most versatile agricultural land and of trees and woodland. Paragraph 192 (b) of the same document promotes the conservation, restoration and enhancement of priority habitats, ecology networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 6.2 The site is approximately 9.2ha in size and is situated to the northeast of Leighton Buzzard. It is bounded to the north by Shenley Hill Road, to the west by an existing residential development and to the south and east by the wider Chamberlains Barn site. The site comprises largely arable and poor semi-improved grassland. A number of hedgerows are located along the boundaries, as well as intersecting the site in a north to south direction. A small strip of mixed plantation is located along the western boundary.
- 6.3 Loss of Best and Most Versatile (BMV) agricultural land  
Natural England mapping system classifies the application site as 9.2 hectares of other land primarily in non-agricultural. As no best most versatile land will be lost, no harm (including harm from an economically sustainability perspective) will be caused in this respect.
- 6.4 Impact on Statutory and Non Statutory Designated Sites  
There are no statutory designations of nature conservation value within the site or immediately adjacent to it. The nearest statutory/non statutory designation is Nine Acres Pit, a Site of Special Scientific Interest (SSSI) and County Wildlife Site, situated approximately 0.5km northeast of the site. Nine Acres Pit has been designated as a SSSI for its geological reasons rather than its ecological interest. This same site has been designated as a CWS due to the lowland dry acid grassland it supports.
- 6.5 The closest SSSI designated for ecological reasons is King's and Baker's Woods and Heaths, located approximately 1.4km northwest of the site. King's and Baker's Woods and Heaths SSSI represents the largest area of woodland in Bedfordshire as well as remnants of lowland heath and acidic grassland. There is a rich variety of species and habitats present within the SSSI site, owing to the outstanding series of soil types present. Most of the wood is ancient and the diverse tree and shrub layer shows wide structural variety derived from centuries of coppice and high forest management.
- 6.6 It is also important to note that part of the site falls within the zone of influence of the Chiltern Beechwoods Special Area of Conservation (CBSAC). Given that the application is for residential development it is necessary to secure Mitigation to reduce the impact on the SAC (SAMB) and discourage visitors away from the SAC (SANG). This is considered further in part 9 of this report (planning obligations)
- 6.7 Notwithstanding the above the site falls within the Greensand Ridge Nature Improvement Area (NIA). Greensand Ridge NIA is an area highlighted as having opportunities to deliver significant improvements for wildlife. CBLP contains a specific policy, Policy EE8, relating to Greensand Ridge NIA. It details the need for development to demonstrate how net biodiversity gains will be delivered and how enhancements and increased ecological connectivity will be achieved.

- 6.8 The applicant has submitted an ecology appraisal with their application. The appraisal assesses the impact on the Statutory and Non-Statutory designations and concludes that there are no overriding ecological constraints to the development of the site.
- 6.9 In accordance with CBLP Policy EE3 the same appraisal assesses the impact on Amphibians, Badgers, Bats, Birds, Invertebrates, Mammals and Reptiles.
- 6.10 Ornithology  
All wild birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), with certain species afforded additional protection measures, for example certain conservation concern species are listed as Priority Species.
- 6.11 The ecology appraisal advises that the site offers good nesting and foraging habitat for a variety of common bird species. Specifically, the site does offer both foraging and nesting opportunities for birds in the form of the scrub, hedgerows, trees and plantation, with evidence of old nests present in the plantation and within several hedgerows. The same appraisal states that a common assemblage of birds was identified during the extended Phase 1 habitat survey, replicating the results of surveys previously undertaken by Ecology Solutions across the wider site.
- 6.12 Whilst the proposals for the site indicate that the majority of the key habitats of interest for birds are to be retained, it cannot be ignored that development will always result in notable impacts upon the natural environment.
- 6.13 To mitigate/compensate against potential impact the applicant states that  
-any suitable bird nesting habitat to be cleared outside of the nesting season (typically March to July inclusive)  
-any loss of suitable foraging or nesting habitat to be replaced through the establishment of a native landscape scheme comprising of native fruit bearing species of known wildlife value.  
In addition to the above the proposals includes a bolstering of the green corridor in the west of the site which will provide additional foraging and nesting opportunities and inclusion of a series of bird boxes to be fitted to the retained trees/new residential buildings.
- 6.14 Impact on non-avian ecology  
Amphibians  
All British amphibian species receive a degree of protection under the Wildlife and Countryside Act 1981 (as amended). Great Crested Newt is protected under the Act and is also classed as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). As such, both Great Crested Newt and habitats utilised by this species are afforded protection (see Appendix 6337/3 for detailed provisions). Great Crested Newt is also a S41 Priority Species, as are Common Toad *Bufo bufo*, Natterjack Toad *Epidalea calamita*, and Pool Frog *Pelophylax lessonae*. As such, these species should be assessed as important ecological features.
- 6.15 The site does offer suitable terrestrial habitat for the Great Crested Newt in the form of the plantation, hedgerows and poor semi-improved grassland. Importantly it should be noted that the site has previously been subject to Great Crested Newt mitigation measures involving the exclusion, trapping and translocation of this species. (This was undertaken in 2015 under a Natural England EPS licence, with any Great Crested Newts relocated to a receptor site to the east.)
- 6.16 Notwithstanding there are no waterbodies within the site considered to offer opportunities for Great Crested Newts. (Previously identified breeding ponds within 250m have been removed as part of the licensed Great Crested Newt translocation)
- 6.17 Given that the exclusion fencing is still present and in good condition it is accepted that this continues to provide an effective dispersal barrier.
- 6.18 Badgers  
Badgers and their setts receive protection under the Protection of Badgers Act 1992.

- 6.19 The applicant's ecologist recognises that the hedgerows, plantation and semi-improved grassland does offer foraging and dispersal opportunities for Badgers. Indeed whilst there is no evidence of any Badger setts, there are known populations present in within the wider chamberlains Barn area. Accordingly, the potential exists for Badgers to roam into areas where construction is underway and become trapped in trenches, excavate new setts in piles of subsoil or disturb chemicals that may be being used for development.
- 6.20 Given the above the applicant proposes the following mitigation:  
-a prior to commencement a check be undertaken to ensure no setts have been excavated.
- 6.21 Impact on Bats  
All species of British bat and their roosts are afforded strict protection under the Conservation of Habitats and Species Regulations 2017 (as amended). Additional protection for bats is also afforded under the Wildlife and Countryside Act 1981 and a subset of the British bat assemblage are listed as Priority Species.
- 6.22 The applicant states that no features suitable for roosting bats have been identified within the site. Notwithstanding the applicant adds that the hedgerows and plantations (the majority of which are to be retained) are considered to offer foraging opportunities for bats. Notwithstanding hedgerow will be lost along the northern boundary to facilitate the proposed development.
- 6.23 Given the above the applicant proposes the following mitigation:  
- Provision of new trees and hedgerows will offer new potential foraging resources for bat species  
- Any lighting to be sympathetically design so as to avoid any light spill on the feature of interest  
- Bat boxes to be installed on retained trees/new buildings throughout the site to increase roosting opportunities
- 6.24 Invertebrates  
A number of invertebrate species are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, Large Blue Butterfly *Maculinea arion*, Fisher's Estuarine Moth *Gortyna borellii lunata* and Lesser Whirlpool Ram's-horn Snail *Anisus vorticulus* receive protection under the Conservation of Habitats and Species Regulations 2017 (as amended); refer to Appendix 6337/3 for detailed provisions. A number of invertebrates are also S41 Priority Species. Where such species are present, they should be assessed as important ecological features.
- 6.25 As set out in the ecology appraisal, there is no evidence to suggest that any notable invertebrate species are present within the site. The applicant's ecologist states that the provision of new habitats of ecological interest including trees, and new hedgerows will offer new and enhanced resources for invertebrates. In addition to increased vegetation the applicant proposes to provide a series of log piles.
- 6.26 Mammals  
Hedgehogs are listed on schedule 6 of the Wildlife and Countryside Act (1981), which makes it illegal to kill or capture wild hedgehogs, they are also listed under the Wild Mammals Protection Act (1996), which prohibits cruel treatment of hedgehogs. Under the Natural Environment and Rural Communities Act, hedgehogs are also listed as a species of 'principal importance'. The muntjac deer are protected in the UK under the Deer Act 1991. The main legislation protecting foxes is the wildlife and countryside act 1981. Hares are not legally protected in the UK, but they are covered by the Wild Mammals (Protection) Act 1996, which protects all wild mammals from cruelty.
- 6.27 Owing to the variety of habitats present, the applicant's ecologist states that it is likely that the site supports a number of common small mammal species.
- 6.28 It is stated within the ecology appraisal that two records were returned for Brown Hare *Lepus europaeus*. The closest and most recent of these records dates from 2013 and was recorded within a 1km grid square approximately 2km east of the site. In addition

seven records for Hedgehog *Erinaceus europaeus* were returned by the same data search. The closest record dates from 2012 at a location approximately 1.4km south of the site. The most recent records date from 2014; of these, the closest is located approximately 2.5km southwest of the site. In addition to the above, the applicant's ecologist states that both Muntjac Deer and Fox were observed within the site during the extended Phase 1 Habitat survey.

6.29 It is accepted that the proposals will lead to a greater variety of foraging resources for mammals with the creation of new habitats, including hedgerows. However it cannot be ignored that there is an increased risk of road fatalities with newly created roads and also an increased risk of hedgehogs becoming trapped within newly constructed gardens.

6.30 To mitigate/compensate against the above, officers will secure via planning conditions

-Fencing to prevent mammals entering construction zone

-CEMP to include measures such as regular inspections of site to ensure deer do not become trapped in construction zone.

-Inclusion of a 'hedgehog highway' formed by a 13cm x 13cm hole in strategic locations to allow this species to move through the Site and into the surrounding area.

-Designing the highway and adjacent habitat in such a way that it discourages hedgehogs and other mammals from crossing newly constructed roads e.g. through planting and fencing that creates corridors parallel and away from roads.

6.31 Reptiles

All six species of British reptile are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which protects individuals against intentional killing or injury. Sand Lizard *Lacerta agilis* and Smooth Snake *Coronella austriaca* receive additional protection under the Conservation of Habitats and Species Regulations 2017 (as amended); refer to Appendix 6337/3 for detailed provisions. All six reptile species are also S41 Priority Species. As such, all reptile species should be assessed as important ecological features.

6.32 A majority of the site consists of arable and is not considered to be of interest for common reptile species. That aside a portion of the poor semi-improved grassland does have tussocky characteristics that would be considered to provide opportunities for reptiles. The applicant's ecologist states that the tussocky grassland lies within the area that was previously subject to the Great Crested Newt translocation in 2015 and has remained excluded from the surrounding area since this time. Given the above and in addition to disturbance caused by farming renders it unlikely that common reptiles would be present on site.

6.33 Impact on trees and hedgerows

The site does not lie within a Conservation Area and none of the trees on site are afforded protection by Tree Protection Order (TPO).

6.34 With regard to existing landscape features, the proposal seeks to retain and incorporate these into the proposed development where possible. An Arboricultural Impact Assessment (AIA) has been submitted with the planning application to detail the impact on trees and tree protection measures associated with the introduction of a proposed roundabout and link road. The AIA confirms that the removals required to implement the proposed roundabout and link road major on sections of scrub, hedgerow (299m of hedgerow, 138m of which is the low-quality *leylandii* species) and 5 low quality trees (one lime) and one Category B Lime tree must also be removed. Further it is noted that some pruning works will also need to be undertaken to the northern canopy of unmaintained hedgerow G3; this is necessary to achieve the required visibility splays afforded Cotefield Drive.

6.35 The AIA has been considered by the Council's Tree/Landscape Officers who has raised no objection to the proposed works.

6.36 Notwithstanding the above it is recognised that this is an outline application and that there will undoubtedly be changes to the layout. It is accepted that should permission be granted an updated AIA including a method statement should be submitted with a reserved matters application. This document should help dictate where

buildings/roads are laid out on site. A condition is recommended accordingly. Any full application will also require landscape and boundary treatment details which will include species, sizes and densities of planting. Officers are satisfied that the site will offer ample opportunity to add to and enhance the existing landscape.

6.37 Biodiversity Net Gain (BNG)

Policy EE2 of the CBLP requires development schemes to deliver a net gain for biodiversity through the conservation, restoration, enhancement and creation of ecological networks, habitats, species and sites.

6.38 This approach is advocated in the revised NPPF, which states at paragraph 193 that “When determining planning applications, local planning authorities should apply the following principles: d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.

6.39 In order to demonstrate measurable Biodiversity Net Gain (BNG), Defra has developed a metric in order to aid its calculation in a transparent and prescriptive way. The most recent iteration, the Biodiversity Metric 4.0 provides a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change.

6.40 A net gains assessment of the site has been undertaken and shows that the proposed development would deliver a net gain of 11.24% (3.41 habitat units) and that hedgerow units would increase by 18.88% (1.57 units). In order to deliver the required BNG units the applicant proposes:

- to submit a detailed landscape scheme designed to maximise gains to biodiversity and provide opportunities in the form of new habitats, while also promoting green infrastructure
- to offer increased opportunities for wildlife, primarily for bats, bird, reptiles and invertebrates
- to provide bird and bat boxes across the development

6.41 Given the above and the overall delivery of a net gain in biodiversity it is considered that the proposed development complies with Policy EE2 and EE3 of the CBLP and Chapter 15 of the NPPF. Importantly it should be noted (given that the application was submitted in 2017) there is no requirement for 10% BNG. Thus the net gains set out above are a positive in terms of environmental sustainability. Accordingly, it is considered that the impact upon the natural environment is acceptable.

## **7. Impact on the historic environment**

### 7.1 Archaeology

The proposed development site lies within a known archaeological landscape and archaeological evaluation (Headland Archaeology 2016) has demonstrated the presence of sub-surface medieval ridge and furrow cultivation remains (HER 20537) within the application area. Under the terms of the National Planning Policy Framework (NPPF) this is a heritage asset with archaeological interest. However, it is noted that the ridge and furrow remains have been recorded and the rest of the application area is proven to have low archaeological potential. Consequently, the Council’s Archaeology officer advises that there would be no archaeological constraint on this development should it receive consent.

7.2 It is therefore considered that the proposal accords with Policy HE1 of the CBLP and Section 16 of the NPPF.

### 7.3 Impact on Listed Building and Conservation Areas

The Council is required by Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the settings of listed buildings and the character and appearance of a Conservation Area. The nearest conservation area is 2km to the south (Leighton Linlade Town Centre) Given the distance Officers consider that the proposal does not cause harm to the conservation area). The nearest listed building is Heath Lodge sited 300 metres to the west, which is Grade II Listed. Given the distance of the listed

building from the site Officers consider that the proposed scheme does not cause harm to the setting of the listed building. Accordingly, the proposal would satisfy the provisions of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as supported by the aims of Section 16 of the NPPF.

## **8. Other Considerations (Air quality, Equality and Human Rights, Fire Hydrants, Flood Risk/SuDs, Foul Water Drainage, Meeting the Accommodation Needs of Older People)**

### **8.1 Air quality**

The NPPF requires that planning policies and decisions should sustain compliance with and contribute towards limit values of national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and the cumulative impacts on air quality from individual sites in local areas.

8.2 Central Bedfordshire District Council is responsible for the management of air quality in the vicinity of the proposed development site. The site is not situated in or close to any Air Quality Management Areas (AQMA) The nearest AQMA to this site is Dunstable Town Centre. Notwithstanding consideration should be given to the application of good design and good practice measures i.e ensuring good cycling and walking infrastructure to reduce reliance on vehicle use, and the provision of electric vehicle rapid charge points. Accordingly, it is considered appropriate to impose a condition requiring the imposition of a scheme for the provision of electric vehicle charging points on the site to future proof the development. Taking into account the comments above and the planning obligations set out in paragraph 5.10 of this report it can be concluded that the proposed development will not lead to unacceptable risk from air pollution or to any breach in national objectives.

### **8.3 Construction Management**

Should permission be granted, it recommended that a condition be appended to the decision notice.

### **8.4 Environmental Code of Practice for Developers and Contractors**

Should permission be granted, it recommended that ta condition be appended to the decision notice.

### **8.5 Equality and Human Rights**

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.

### **8.6 Fire Hydrants**

The Bedfordshire Fire Service has identified that new residential developments should allow for the provision of fire hydrants and appropriate access for fire trucks. The provision of fire hydrants is a matter that can be secured by condition. Whilst officers are satisfied that fire trucks can enter and turn within the site, this will be considered further at the reserved matters stage.

### **8.7 Flood Risk/SuDs**

The overall approach to the consideration of flooding in the planning process is given in paragraphs 170-181 of the NPPF and these paragraphs set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a Sequential Test to steer development away from medium and high flood risk areas (Flood Zone 2 and Flood Zone 3 land respectively), to land with a low probability of flooding (Flood Zone 1).

8.8 The site is in Flood Zone 1. Table 1 of the Technical Guidance to the NPPF defines land located within Flood Zone 1 as areas which are outside the flood plain and have little or no chance of flooding. These are areas with an indicative probability of flooding of 1 in 1000 years or greater (i.e. less than 0.1% chance in any given year) from fluvial sources.

8.9 Notwithstanding the Council must ensure that sustainable drainage systems (SuDS) for the management of surface water runoff are put in place, unless demonstrated to be inappropriate. A flood risk assessment (as required in the site allocation) was supplied for consideration as part of the application and the Councils SuDs Officer is

satisfied that an appropriate Sustainable Drainage System could be implemented on site so as limit any flooding potential. Accordingly the Council's SuDs officer raises no objection to this proposal subject to the imposition of conditions to control detailed design and provision.

8.10 Foul Water Drainage

Anglian Water have been consulted in relation to this development and the capacity of foul water drainage. Anglian Water have raised no objection to the proposed development subject to a series of planning conditions. Ultimately developers having the right to connect to the public network. Any site with permission can submit an application to connect to their network and they cannot stop this connection on grounds of capacity. This matter will be considered further at the building regulation stage.

8.11 Meeting the Accommodation Needs of Older People

Policy H2 of the Local Plan outlines the requirement for adaptable and accessible homes in all future developments. The policy states: 1. A requirement for all new build dwellings to deliver at least 35% Part M Category 2 adaptable homes and 2. A requirement for all new build dwellings to deliver at least 5% Part M Category 3 wheelchair adaptable homes. The applicant has confirmed that at least 35% of units are M4(2) compliant and 5% are M4(3) compliant. This will be secured by a planning condition.

## **9. Planning Obligations**

9.1 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 HQ2 of the Central Bedfordshire Local Plan is in accordance with the NPPF. 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. Policy HQ2 is considered to be in accordance with Paragraph 58 of the NPPF which states: Planning obligations must only be sought where they meet all of the following tests:  
(a) necessary to make the development acceptable in planning terms;  
(b) directly related to the development; and  
(c) fairly and reasonably related in scale and kind to the development  
These tests are also set out by Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).

9.2 It is recommended that if planning permission is granted a legal agreement under section 106 of the Town and Country Planning Act 1990 makes provision for the following:-

9.3 Affordable Housing

Under Policy H4 of the Local Plan, 30% of all developments for ten dwellings and above should be provided as Affordable Housing units. The proposal for up to 215 dwellings would qualify for Affordable Housing provision at 30%. 30% of the scheme's total net housing provision is being offered as affordable, i.e. up to 65 units. The Council Strategic Housing Team have been consulted on the application and support the application as submitted which proposes a 30% affordable housing provision (of which up to 47 (72%) will be affordable rented and up to 18 (28%) will be intermediate in line with Policy H4).

It should be noted that there is the potential for additional affordable rented housing to be provided on this site, to make provision for application ref CB/24/00900/OUT which is currently under consideration. The S106 Agreement for this site will therefore allow for up to 5 affordable rented units to be provided (at the expense of private market houses) if application CB/24/00900/OUT comes forward. This would ensure both schemes taken as a whole are compliant with Policy H4.

9.4 Self Build/Custom Housing (SBCH)

Paragraph 63 of the National Planning Policy Framework requires a housing mix that reflects needs of different groups in the community, including people wishing to commission or build their own homes.

The Self-build and Custom House building Act 2015 (as amended) requires local planning authorities (LPAs) to have a register of people wishing to build their own home to establish a local demand. LPAs must have a regard to their register when carrying out their planning functions and meet the demand arising from the register by granting planning permissions for serviced plots.

The Local Plan Policy H6: Self and Custom Build requires applications for 10 and more houses to deliver a minimum of 10% as serviced plots for self and custom builders. The Council's Self and Custom Build Register demonstrates demand for self and custom build dwellings.

It is noted that the applicant is proposing a policy compliant (upto) 22 self build/custom plots. The Council Strategic Housing Team have been consulted on the application and raise no objection subject to securing the 10% self and custom-build plots. There is the potential that some of these dwellings could be delivered off-site on land south of Gault Way (CB/24/00900/OUT). The S106 can be worded in a way to facilitate the different scenarios.

9.5 Open Space

In accordance with comments from the Council's Leisure Officers the applicant has agreed to provide an on-site LEAP / LAP of at least 450m<sup>2</sup>.

9.6 In addition to the above, spending Officers were consulted and comments returned from Education, NHS, Leisure, Community Engagement and public transport. The following contributions have been sought and will form heads of terms for the legal agreement.

9.7 Community Facilities Contribution

In accordance with comments from the Council's Community Engagement Officer the applicant has agreed to a contribution of £235,554 towards the costs of improving and updating community space and facilities within the vicinity of the Site.

9.8 Countryside

In accordance with comments from the Council's Countryside Officer the applicant has agreed a contribution of £42,785 towards the costs of improving built facilities and green infrastructure to enhance the visitor experience at Tiddenfoot Waterside Park

9.9 Education Contribution

In accordance with comments from the Council's Early years team the applicant has agreed to a contribution of £273,742.13 towards the enhancement of existing and/or the provision of new pre-school early education facilities for 0-4 year olds;

In accordance with comments from the Council's Education team, the applicant has agreed to a contribution of £3,038,931.50 for education. (Sen £327,932 towards the enhancement of existing special educational needs and disability provisions; Primary £1,593,795 towards the enlargement, enhancement and/or alteration of existing primary schools and/or construction of a new primary school(s), to meet the educational needs for children aged 5-9 years; Secondary £1,117,205 towards the enlargement, enhancement and/or alteration of existing secondary schools and/or construction of a new secondary school(s), to meet the educational needs for children aged 9-16 years;)

9.10 Leisure Facilities Contribution

In accordance with comments from the Council's Leisure team, the applicant has agreed to a contribution of £219,693 towards the establishment of a new pool and leisure centre in Leighton Buzzard, including ongoing works and new equipment required, alongside upgrades to existing facilities at Tiddenfoot LC. These sites will be the closest multi-facility public leisure centres to the development. In addition the applicant has agreed to a contribution of £55,091 towards new and improved hockey facilities at Vandyke Upper School, including upgrades to the pavilion and resurfacing of the artificial pitch surface.

9.11 Library Contribution

In accordance with comments from the Council's Leisure team, the applicant has agreed to a contribution of £45,150 towards improvement works for Leighton Buzzard Library, including new IT equipment and book stock.

9.12 Monitoring

The Council's Planning Obligations SPD requires officers to calculate a monitoring fee bases on the following

5% up to £100,000 -

£5000 + 4% between £100,001 to £500,000

£21,000 + 3% between £500,001 to £1,000,000

£36,000 + 2% between £1,000,001 - £3,000,000

£76,000 + 1% over £3,000,001

+ £500 per non-financial obligation

Notwithstanding the above a contribution of £500 per obligation has been agreed with the applicant.

9.13 NHS

In accordance with comments from the NHS, the applicant has agreed to a contribution of £252,368 towards the provision of a new integrated health and care facility in Leighton Buzzard.

9.14 Pedestrian/Cycle Links

In accordance with comments from the Council's Sustainable Transport & Active Travel Manager, the applicant has agreed to a contribution of £30,000 to fund a pedestrian/cycle links to Vandyke Upper school.

9.15 Public Transport

In accordance with comments from the Council's Public Transport team, the applicant has agreed to a contribution of £14,000 toward Real time info at two nearest bus stops and £384,064.23 towards public transport.

9.16 SAC/SANG

In accordance with comments from the Council's Green Infrastructure Officer, the applicant has agreed to contributions towards SANG and SAMM in relation to new dwellings from this development constructed wholly within the zone of influence of the Chiltern Beechwoods Special Area of Conservation) in accordance with the Council's Mitigation Strategy SPD.

9.17 Travel Plan

In accordance with comments from the Council's Travel Plan Officer, the applicant has agreed to the submission of a travel plan to include details of:

·Predicted travel to and from the site and targets to reduce car use

·Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks

·Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport

·Timetable for implementation of measures designed to promote travel choice

·Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the planning authority

·Details of provision of cycle parking in accordance with Council guidelines

·Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs. (Welcome packs to include;·Walking, cycling, public transport and rights of way information, Site specific travel and transport information, Travel vouchers, Details of relevant pedestrian, cycle and public transport routes to / from and within the site, Copies of relevant bus and rail timetables)

·Details of the appointment of a travel plan co-ordinator

and an £80,000 Travel Plan Monitoring fee

9.18 TRO

In accordance with comments from the Council's Highway Engineers, the applicant has agreed to a contribution of £10,000 towards a TRO.

9.19 Subject to the above financial contributions it is considered that the proposed development would be making appropriate contributions to off-set the impact on local infrastructure. The contributions are considered to meet the tests within CIL Regulation 122.

## **10. Planning Balance and Conclusions**

- 10.1 Planning law requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policies in the NPPF when taken as a whole constitute the Government's view of what sustainable development means. The NPPF lists the three dimensions to sustainable development; the economic, social and environment dimensions, and goes on to say that these roles should not be undertaken in isolation. Therefore to achieve sustainable development a proposed development should jointly and simultaneously deliver gains that are economic, social and environmental. For the reasons set out in the report it can be concluded that the proposal development on this allocated site would comply with the principles of sustainable development as outlined within the NPPF and is considered to amount to sustainable development.
- 10.2 Subject to the imposition of the attached conditions and a s106, the proposal is acceptable having been assessed in the light of the all material considerations, including weighing against relevant planning policies of the development plan and specifically:
- The site is part of an allocated site for housing HA1 (Central Bedfordshire Local Plan (2015-2035))
  - Contributes towards Central Bedfordshire Council's 5 year housing land supply;
  - Social benefits through the delivery of affordable and custom build housing;
  - Contributes towards the provision of custom build plots;
  - Economic benefits through the creation of construction jobs and also the economic benefits from the use of local services and facilities by future residents; and
  - Environmental benefits through the provision of a net gain in biodiversity.
  - The proposed access is at an appropriate standard to serve the development and parking provision would be provided in accordance with parking standards
  - The scale and design of the development would respect the character and appearance of the surrounding area;
  - The development makes adequate provision for the residential amenity of the future occupiers of the properties
  - The development would not result in an unacceptable impact on the amenity of occupiers of existing neighbouring dwellings.
  - The development will not result in an adverse impact on the natural or historic environment
- 10.3 Hence the proposal accords with parts 2,5,6,8,9,11,12,13,14,15 and 16 of the NPPF, and to policies SP1, SP2, SP5, SA1, HA1, T1, T2, T3, T5, H1, H2, H3, H4, H6, CC1, CC2, CC5, HQ1,HQ2, HQ10, HQ11, EE1, EE2, EE3, EE4, EE5 and EE13 of the adopted Local Plan.

### **Recommendation:**

That Outline Planning Permission for up to 215 dwellings, with associated access, parking, drainage works, areas of open space and landscaping and any other associated infrastructure be APPROVED subject to the completion of a legal agreement to secure financial contributions and planning obligations as set out in the report, and subject to the following planning conditions. The s106 legal agreement is required to be completed within 6 months of the Committee resolution. If the s106 legal agreement is not completed within this timeframe (or as otherwise agreed), to delegate authority to the Service Director - Development & Economy to refuse the application.

## **RECOMMENDED CONDITIONS / REASONS**

- 1 No development, shall commence at the site until approval of the details of the appearance, landscaping, layout and scale of the development (herein called "the reserved matters") have been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin no later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 No development shall commence until a detailed surface water drainage scheme, to manage surface water runoff from the development for up to and including the 1 in 100 year event (+40%CC), and a maintenance and management plan 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 or QBar rate. The final detailed design shall be based on the agreed drainage Strategy (Ref: SMA Ref: 5349.FRA, issue 2, December 2017) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2018) and shall be implemented and maintained as approved. Maintenance will ensure the system functions as designed for the lifetime of the development. 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. The applicant should address the following points 1, 2, 3, 4, 5, 6 and 9 (informative 1) when submitting details to discharge the condition. The development shall proceed in full accordance with these approved details.

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 CBC Local policy CC3 to CC5 and NPPF Paras 170 to 182.

- 4 No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of any of the dwellings hereby approved the fire hydrants serving that dwelling shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.

Reason: The condition must be pre-commencement to ensure that any ground works do not prejudice the appropriate siting of fire hydrants, in the interests of fire safety and providing safe and accessible developments.

- 5 Any Reserved Matters application specific to the layout and landscaping shall be supported by an Ecological Enhancement Strategy (EES) for the creation of new wildlife features, such as (but not limited to) the inclusion of integrated bird/bat and bee boxes in buildings/structures, hedgehog holes in fences and tree, hedgerow, shrub and wildflower planting/establishment, has been submitted to and approved in writing by the local planning authority. The content shall include the:
- purpose and objectives for the proposed works;
  - detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - extent and location of proposed works shown on appropriate scale maps and plans;
  - timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
  - persons responsible for implementing the works;
  - details of initial aftercare and long-term maintenance.

The development shall be carried out strictly in accordance with the approved strategy and identified measures shall be retained in that manner thereafter

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

- 6 The landscaping details required to be submitted by condition 1 of this permission shall include full details of
- Hard landscape works to include but not be limited to full details of boundary treatments (including the position height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size
  - Soft Landscape works to include planting plans (which show their relationship to all underground services and the drainage layout) written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species plant sizes proposed numbers and densities tree pit details (where appropriate) including but not limited to locations soil volume in cubic metres cross sections and dimensions
  - full details old landscape maintenance regimes
  - an implementation programme for the landscape works
- These worked as approved shall be implemented in full accordance with the approved details.

Any trees or plants which are planted in connection with the approved soft landscape details which within a period 5 years from planting die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species as those originally approved unless the local planning authority gives written approval to any variation

Reason: In the interest of visual amenity and to enhance the character and appearance of the site

- 7 No development shall commence (including demolition, ground works, vegetation clearance) until a landscape and ecological management plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.
- Description and evaluation of features to be managed.
  - Ecological trends and constraints on site that might influence management.
  - Aims and objectives of management.
  - Appropriate management options for achieving aims and objectives.
  - Prescriptions for management actions.
  - Preparation of a work schedule
  - Details of the body or organization responsible for implementation of the plan.
  - Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure appropriate management and maintenance of landscape and ecological features in the interests of visual amenity, landscape mitigation and biodiversity net gain (Policies HQ1, EE3 and EE5 CBLP and Chapters 12 and 16 NPPF).The details are needed prior to the start of work so that any measures can be incorporated into the build.

- 8 The landscaping and layout details required to be submitted by condition 1 of this permission shall include
- a tree survey
  - arboricultural impact assessment (including a tree constraints plan)
  - arboricultural method statement
  - tree protection plan showing the tree or group of trees protection areas and the crown spread and
  - a statement as to how parts i), ii) iv) have influenced the layout of the development

The approved tree protection measures shall be implemented before any equipment machinery or materials are brought onto the site in connection with the works. They shall be retained intact for the duration of the construction works and should only be removed or altered following completion. Any trees shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees shrubs or hedge plants of similar size and species unless the local planning authority gives written approval to any variation.

Reason: In order to identify the location type size and health of trees on and adjacent to the site that contributes to the visual amenity and character and appearance of the site and to identify the likely impacts on trees that would result from the proposals. This condition is pre commencement to allow for consideration of the arboricultural implications of the proposals to be made and that site operations do not harm any trees shrubs and hedges to be retained

- 9 Prior to the commencement of any construction above the damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate shall be submitted to and approved in writing by the Local Planning Authority in consultation with Anglian Water. Prior to the occupation of any dwelling the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To ensure that adequate foul drainage is provided and to prevent environmental and amenity problems arising from flooding.

- 10 Prior to the construction of vehicular parking areas associated with the approved dwellings, a scheme for the charging of electric and ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with Policy T5 of CBLP and CBC electric vehicle SPD in place at the time of submission and shall include the following:  
-Details of active charging posts or passive provision such as cabling and electricity supply for each dwelling  
-Timescales / triggers for implementation of the scheme.

The development shall be completed in accordance with these approved details including the agreed timescales / triggers.

Reason: To assist with the transition to low-emission vehicles in line with Policy T5 of the CBLP and paragraph 112 of the National Planning Policy Framework

- 11 Any reserved matters application shall include a waste strategy scheme, to include details of all waste storage facilities, waste collection points and a scheme for the provision of all waste receptacles. No dwelling shall be occupied until the waste storage facilities, waste collection point and waste receptacles serving that dwelling have been provided and they shall be retained thereafter.

Reason: In the interest of residential amenity and to reduce waste generation in accordance with the Council's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New Developments" (2006).

- 12 Part A  
The details required by Condition 1 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development.

Part B

Within 3 months of last occupation of the dwelling/dwellings to which the sustainability measures approved under part A relate a Post-Construction Verification Report to demonstrate compliance with Part A shall be submitted to and approved in writing by the Local Planning authority

Reason: In order to ensure sustainability of the development and to minimise development's impact on climate, in accordance with Policy CC1 of the Local Plan.

- 13 The development hereby approved shall comprise no more than 215 units.

Reason: For the avoidance of doubt.

- 14 The development hereby permitted shall not be occupied until the details of 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 safety and visual amenity of the site and its surrounding area

- 15 No development shall take place until a scheme for the provision of a superfast broadband (fibre-optic) connection to each residential property has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the connection to that property has been implemented.

Reason: The condition must be discharged prior to commencement to ensure that groundworks does not prejudice the possibility of providing the necessary connections. The condition is required to facilitate self-employment and sustainable working practices

- 16 Notwithstanding the details hereby approved a minimum of 35% of the units shall be M4(2) compliant and 5% shall be M4(3) compliant.

Reason: For the avoidance of doubt in line with Policy H2 of the CBLP.

- 17 In accordance with the approved parameter plan, no dwelling shall exceed 2.5 storeys in height.

Reason: For the avoidance of doubt and to ensure that the appearance of the development would be of high quality and in keeping with the character of the area.

- 18 Prior to commencement of development a construction environmental management plan (CEMP): shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species). This condition is pre-commencement because development works can have an irreversible impact on ecology.

- 19 Prior to first occupation of any dwelling, a Public Art Plan shall be submitted to and approved in writing by the Local Planning Authority. Installation of Public Art shall commence on site prior to occupation of 50% of dwellings. The Public Art Plan shall be implemented in full and as approved unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority. The Public Art Plan should detail:
- Brief for involvement of artists, site context, background to development, suitable themes and opportunities for public art
  - Management - who will administer, time and contact details, time scales / programme
  - Method of commissioning artists / artisans, means of contact, selection process / selection panel and draft contract for appointment of artists
  - Community engagement to be undertaken by artists.
  - Funding - budgets and administration.
  - Future care and maintenance.

Reason: To enhance quality in design and place making.

- 20 No development, shall take place until full details of existing and proposed ground levels within the site by means of spot heights and cross sections, proposed siting and finished floor levels of all buildings and structures have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area.

- 21 No development above slab level on any of the dwellings shall take place until details of the external materials to be used on each of the dwellings have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

- 22 No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
  2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
  3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
  4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3).

The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

- 23 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

- 24 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

- 25 Prior to first occupation of any dwelling a scheme showing the proposed boundary treatment of that area shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the type and height of fences, hedges, walls or other means of enclosure. The approved scheme shall be implemented before the adjacent residential units are first occupied.

Reason: To ensure a satisfactory appearance for the development and to safeguard the amenity of future occupiers

- 26 No development above slab level shall take place until a scheme for protecting the proposed dwellings from road traffic noise shall be submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective. The scheme as approved shall be retained in accordance with those details thereafter.

Reason: To protect the amenity of future residents of the proposed dwellings

- 27 No development above slab level shall take place until details to demonstrate compliance with 'crime prevention through environmental design' and 'secured by design' advice contained in Bedfordshire Police comments dated 18<sup>th</sup> October 2023 have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason In accordance with paragraphs 96 and 135 of the National Planning Policy Framework and to also enable the Authority to discharge its functions in accordance with Section 17 of the Crime & Disorder Act 1998

- 28 Details of the siting and laying out of the lap/leap including a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority before first occupation of any dwelling and shall be provided in accordance with the details so approved and retained permanently.

Reason: To ensure satisfactory development and provision of play facilities

- 29 Any Reserved Matters application shall be supported by an Area Design Code ('ADC') This shall be submitted to and approved in writing by the local planning authority. The proposed development shall proceed in full accordance with the approved details.

Reason: To ensure that the Area Design Codes are of a localised nature and are produced to assist in setting out the details of the development in a planned manner and to ensure that the details and appearance of the development are acceptable to the Local Planning Authority

- 30 No development shall take place, including any works of demolition, until a Construction Traffic and Environmental 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) 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. Such details must, but not be limited to, school drop off and pick up times.

(B) Loading and unloading of plant and materials used in the development

(C) Storage of plant and materials used in the development

(D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.

(G) Temporary TRO footpath/footway/cycleway or road closures needed during the development period

(H) A scheme detailing provision for on site parking for construction workers/Construction vehicles for the duration of the construction period

(I) Any safety barriers, fencing, or other measures within the site to safely segregate the site access and working area from other users of the site.

(J) The provision of banksmen to manage any larger construction or delivery vehicles.

(K) Dilapidation survey

(L) Permitted working hours and use of any lighting (including lighting specification)

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.

- 31 Prior to occupation of 50% of the dwellings proposed, the roundabout between the proposed estate road and Shenley Hill Road as shown on drawing no. 5349.004D shall be constructed in accordance with the approved details, amended as necessary by the technical and safety audit process, and opened to traffic. Notwithstanding the submitted details, the scheme of works shall include:

- Appropriate signage, street lighting and drainage.
- Any funding and processing of traffic orders required to implement changes to the speed limit on Shenley Hill Road including an extension of the existing 30mph limit and further consideration of a 40mph buffer to the east of the proposed roundabout junction, the extent of each to be agreed with the Local Planning Authority.

- Any ancillary works required to support the proposed changes in speed limit.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.

- 32 Development shall not begin until the detailed plans and sections of the proposed road, including gradients and method of surface water disposal have been approved by the Local Planning Authority and shall not be open to traffic until the road, footway/cycleway and verge has been constructed in accordance with the approved details. Such details shall include the introduction of a 2.4m wide verge on either side of the carriageway, between the carriageway and the footway/cycleway.

Reason: To ensure that the proposed roadworks are constructed to an adequate standard.

- 33 For any such time as the road is not constructed to its full length as shown on the approved plan, a temporary turning space for vehicles shall be provided within the site, the details of which, including its position to be approved in writing by the Local Planning Authority before that section of road is open to residential traffic. Such details shall include the removal of the turning head once the road is completed to its full length and open to traffic.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 34 1. Development shall not begin until details of the interface between the existing highway as approved under CB/22/03338/FULL and the new road (the link between the existing estate road south of the site and the new roundabout on Shenley Hill Road) have been submitted to, and approved in writing by, the Local Planning Authority.  
2. The development shall not be open to the public until the interface to be agreed in part 1 of this condition has been constructed in accordance with the approved details, amended as necessary by the technical and safety audit process, and opened to traffic.

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

- 35 1. Development shall not begin until details of the bus stops to be placed on the new road (the link between the existing estate road south of the site and the new roundabout on Shenley Hill Road) have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include the kerbing, shelter and real time information.  
2. The development shall not be open to the public until the bus stops as detailed within the approved plans to be approved in part 1 of this condition has been constructed in accordance with the approved details, amended as necessary by the technical and safety audit process.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and to promote sustainable modes of transport.

- 36 No works on the public highway shall begin until details of a scheme to manage traffic on Shenley Hill Road have been approved in writing by the Local Planning Authority and the estate road connection to the proposed roundabout shall not be open to traffic until that scheme has been constructed in accordance with the approved details. Such a scheme shall include the following:-  
-Advance signing of the change in layout; both from and to Shenley Hill Road and covering the approaches to the proposed roundabout and the junction of Shenley Hill Road with Gault Way;

- Street lighting
- Road surface treatment/s

Reason In order to minimise danger, obstruction and inconvenience to users of the highway and the premises in line with CBCLP T1 and T2.

- 37
1. Development shall not begin until the locations and details of the junctions and vehicular means of access onto the proposed road have been submitted to, and approved in writing by, the Local Planning Authority
  2. The Development shall not be put into use until the junction and vehicular access points onto the proposed estate road as detailed within the plans to be approved in part 1 of this condition has been constructed in accordance with those details, amended as necessary by the technical and safety audit process, and opened to traffic.

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

- 38
1. Development shall not begin until details of a scheme to include bus real time information displays at bus stops along Heath Road (from Shenley Hill Road to Kemsley Drive) have been submitted to, and approved in writing by, the Local Planning Authority.
  2. Prior to the occupation of the 100th dwelling the bus real time information display as detailed within the approved scheme to be agreed in part 1 of this condition shall be implemented in accordance with the approved details.

Reason: In the interest of promoting and sustaining sustainable modes of transport.

- 39
- This approval relates only to the details shown on/within the submitted plans
- 5349.001E Northern Chamberlains Barn Outline Planning Application Site Location Plan
  - 1-59\_103.4.A Indicative Masterplan
  - 1-59\_103.3.B Parameter Plan: Townscape and Landscape
  - 1-59\_103.2.A Parameter Plan: Open Space
  - 1-59\_103.1.A Parameter Plan: Movement

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

## INFORMATIVE NOTES TO APPLICANT

1.
  1. Culverting of existing watercourses will not be permitted.
  2. We will require a full set of calculations, providing evidence of all surface water retained on site for the 1 in 100 (+40%CC). Any exceedance should be shown with pathways with maximum depths and velocity.
  3. Any watercourses within or adjacent to the site should be included in the maintenance and management plan, even if there is no discharge to them. This would be a riparian ownership issue but leaving it as such is no longer acceptable.
  4. We will require full drainage drawings showing all connections, control features, storage, inverts etc. and how it communicates with the development wide scheme.
  5. Under Central Bedfordshire Council and IDB bylaws, any watercourse within or adjoining the site boundary will maintain a 9m development free easement (on the development side), unless otherwise agreed with the relevant drainage authority. This applies to all watercourses, where water is present for all or some of the year, including those not clearly stated on mapping, topography or planning documents.
  6. We expect the use of the SuDS management train, single point SuDS will be challenged. Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement.

7. The Council does not, and is not required to, adopt any SuDS feature. It is the responsibility of the applicant to ensure that the surface water drainage system, in its entirety, will be effectively maintained in the long-term. We therefore expect confirmation of the proposed arrangements for maintenance to be provided with the final detailed design, including the future maintenance and operational needs and the responsible bodies for undertaking maintenance (for all public and private drainage components).

8. The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

9. Land drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water to an existing watercourse/ditch, and details of this provided with the full detailed design. An easement should be provided on the developable side of the watercourse to allow for access for maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.

2.
  1. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
  2. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
  3. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
  4. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
  5. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
3. 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
4. There is a contribution to pay for the supply/delivery of the bins. This must be paid prior to discharging the relevant condition. A purchase order must be raised for the quantity of bins required and sent to Environmental Services quoting the relevant planning reference number. We will also require a map of the site detailing street names, plot and house numbers

5. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

6. Highway Informatives

The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.

The applicant is advised that if it is the intention to request the Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways 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 Development Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

The applicant is advised that in order to comply with the highway conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail [highwaysagreements@centralbedfordshire.gov.uk](mailto:highwaysagreements@centralbedfordshire.gov.uk)

All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication Central Bedfordshire Council's publication 'Highway Construction Standards & Specifications Guidance, Central Bedfordshire Council' and the Department of the Environment/Department of Transport's "Manual for Street.

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