

Application Number: 16/02106/OUT

Outline application (all matters reserved except access) for residential development of up to 150 dwellings, estate road, open space and associated works.

AT Land Off, Castlethorpe Road, Hanslope

FOR LA Trading LTD

Target: 27th October 2016 (Extension of Time Agreed Until 31.01.2017)

Ward: Newport Pagnell North And
Hanslope

Parish: Hanslope Parish Council

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system www.milton-keynes.gov.uk/publicaccess. All matters have been taken into account in writing this report and recommendation.

1.1 The Site

The application site is a currently arable field with an area of approximately 10.2 hectares adjacent to Castlethorpe Road in Hanslope. The site is bounded to the north in part by Williams Close. Along the eastern boundary of the site are rear gardens of Western Drive and with Castlethorpe Road to the south. The site falls outside the established settlement boundary of Hanslope village. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report. This application is being brought to DCC due to the number of objections which have been received.

1.2 The Proposal

This application seeks consent for outline planning consent for up to 150 dwellings with all matters reserved except access. The application for the residential dwellings would include estate roads, open space and associated works. An indicative layout plan has been provided however this is subject to change and would not form part of any list of approved documents.

The proposed vehicle access is proposed to be taken from Castlethorpe Road approximately 15 metres from the existing agricultural access. A new pedestrian access link would be provided from the public open space area to meet the existing footway adjacent to the northern boundary of the site.

The application includes the provision of 33% affordable housing managed by a registered provider of special housing and will remain in perpetuity. The application also includes details of the provision for additional contributions which will be set out in detail further in this report.

Details of the proposal as described above can be seen in the plans appended to this report

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework

Paragraphs 11-16: Presumption in favour of sustainable development

Paragraph 17: Core Planning Principles

Section 1: Building a Strong Competitive Economy

Section 3: Supporting a Prosperous Rural Economy

Section 4: Promoting Sustainable Transport

Section 6: Housing

Section 7: Design

Section 8: Promoting Healthy Communities

Section 10: Meeting the challenge of climate change & Flooding

Section 11: Conserving and Enhancing the Natural Environment

Paragraph 173: Ensuring Viability and Deliverability

Paragraphs 187 & 187: Positive approach to decision taking

Paragraphs 196 & 197: Determining Applications

Paragraphs 203-206: Conditions and Obligations

2.2 Local Policy

Core Strategy

Policy CSA: Presumption in favour of sustainable development

Policy CS1: Milton Keynes Development Strategy

Policy CS9: Strategy for the Rural Area

Policy CS10: Housing

Policy CS11: A Well Connected Milton Keynes

Policy CS12: Developing Successful Neighbourhoods

Policy CS13: Ensuring High Quality, Well Designed Places
Policy CS14: Sustainable Construction
Policy CS18: Healthier and Safer Communities
Policy CS19: The Historic and Natural Environment
Policy CS21: Delivering Infrastructure

Adopted Milton Keynes Local Plan 2001-2011

Policy S1: General Principles
Policy S7: Key Settlements
Policy S10: Open Countryside
Policy D1: Impact of Development Proposals on Locality
Policy D2A: Urban Design
Policy D2: Design of Buildings
Policy D4: Sustainable Construction
Policy HE1: Protection of Archaeological Sites
Policy T1: Transport User Hierarchy
Policy T2: Access for those with Impaired Mobility
Policy T3: Pedestrians and Cyclists
Policy T5: Public Transport
Policy T9: The Road Hierarchy
Policy T10: Traffic
Policy T15: Parking Provision
Policy NE1: Nature Conservation Sites
Policy NE2: Protected Species
Policy NE3: Biodiversity and Geological Enhancement
Policy NE4: Conserving and Enhancing Landscape Character
Policy H2-H5: Affordable Housing
Policy H7: Housing on Unidentified Sites
Policy H8: Housing Density
Policy H9: Housing Mix
Policy E1: Protection of Existing Employment Land
Policy L3: Standards of Open Space Provision & Appendix L3
Policy C4: Education
Policy PO4: Planning Obligations

Supplementary Planning Guidance

Parking Standards for Milton Keynes SPD (2016)
Sustainable Construction SPD (2007)
Social Infrastructure Obligations SPD (2005)
Education SPG (2004)
Leisure, Recreation & Sports SPG (2005)
Affordable Housing SPD (2013)
Residential Design Guide (2012)

Additional Documents

Hanslope Parish Plan 2009 (this document has not been formally adopted and does not constitute a Neighbourhood Plan).

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1
1. The principle of residential development of this site given National and Local Planning Policy and the requirement to provide a five year housing land supply.
 2. Access and Highway Matters
 3. Ecology and Biodiversity.
 4. Loss of Agricultural Land
 5. Impact on Footpath
 6. Section 106 Contributions.
 7. Impact on Neighbouring Dwellings.
 8. Landscape and Design
 9. Density
 10. Drainage

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report and the successful completion of a s106 agreement.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Principle of Development

The site lays outside the development limits of Hanslope as shown in the Adopted Local Plan and therefore falls within the designated Open Countryside. Saved Policy S10 of the local plan states that planning permission will only be granted for development in the open countryside where it is essential for agriculture, forestry, countryside recreation and other development which is wholly appropriate to a rural area and cannot be located within a settlement.

- 5.2 However, paragraph 49 of the NPPF states that policies which constrain the supply of housing should be considered to be out of date where the Council cannot demonstrate a five-year supply of deliverable housing sites. Currently the Council cannot demonstrate a 5 year housing land supply. On that basis the current proposal must be considered with regard to Paragraph 14 of the NPPF which provides a presumption in favour of sustainable development and provides that permission should be granted unless adverse impacts significantly and demonstrably outweigh the benefits of proposals. The first question therefore must be does the proposal constitute sustainable development. The NPPF identifies three elements to the test of sustainability: social, economic and environmental. These elements are mutually dependant and should not be taken in isolation.

5.3 It has been accepted by the Council that it is currently unable to demonstrate a five-year supply of deliverable sites and for this reason the Council must rely upon the provisions of Paragraph 14 of the National Planning Policy Framework when considering the submitted application. Paragraph 14 states that:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development”. For decision taking this means;

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted”

5.4 Social Element of Sustainable Development

As part of the promotion of sustainable development, the NPPF requires that housing is located where it will enhance or maintain the viability of rural communities and be within a sustainable location. The application site would be immediately adjacent to the development limits of Castlethorpe for part of the site boundary with the proposed access being introduced along Castlethorpe Road. The local bus service routes (33/33A) are considered to be within walking distance from the site in order to provide sustainable transport options.

5.5 The submitted Affordable Housing Statement sets out that the total number of affordable units would be 50 which results in a provision of 33.3% (an additional 3% (5 units) over the required provision. Thirty eight of the dwellings would be for rent and twelve for shared ownership. This is considered as full compliance with the Local Plan Affordable Housing Policy and makes a positive contribution to the provision of a varied housing mix. The Council needs Affordable housing for Rent for households in housing need – it had 506 households placed in temporary accommodation of which 178 were in B&B at 28 August 2016.

5.6 Economic Element of Sustainable Development

The construction activities associated with the development could generate employment opportunities for the local community during construction, and have associated benefits for local services and suppliers in the short term. In the longer term, the development would support the local economy in terms of the increased use of local shops, services and facilities. It is therefore considered that the proposed development would be sustainable in terms of economic considerations.

5.7 Nevertheless the provision of an additional 150 dwellings would put additional pressures on services and facilities in the area. These issues are

considered in detail in terms of the proposed Section 106 agreement discussed below. Subject to these matters being agreed it is considered that the proposed development would be sustainable in terms of economic considerations.

5.8 Environmental Elements of Sustainable Construction

The application site is currently arable land with a limited number of trees and other features on site. There are no indications that the proposal would have a significant impact upon the environmental value of the site that could not be offset by a variety of mitigation measures which could be required by condition. It is therefore considered that the proposal can be considered sustainable in terms of the environmental impact.

5.9 The proposal is considered to constitute sustainable development and, in view of the Council's position in terms of a 5 year housing land supply, it is considered that the principle of the development is acceptable despite the fact that it is in the open countryside. In addition to this current situation there is also further wider benefits as a result of additional contributions including affordable housing provision which are being put forward as part of the application. These would create local positive additions to Hanslope village and the wider area in terms of highway improvements for example.

5.10 **Access and Highway Matters**

The proposed development is submitted as Outline only with all matters reserved bar access. As a result this issue has been considered in detail with regards to traffic, junction arrangements and road safety. The Senior Highway Engineer is continuing discussions with the applicant to seek further clarification on traffic calming measures however has concluded at this stage that there is no objection to the proposed development subject to conditions and additional works secured through the s106 agreement.

5.11 One of the most significant proposals as part of this submission is the intended changes to the Castlethorpe Road/Long Street Road/Gold Street junction by substituting the existing mini-roundabout with a T-junction. It has been discussed that installing a priority T junction should be included in the package of works for off-site improvements and secured through the s106 agreement. This will allow further discussions to take place to agree details of the layout to ensure that any works are suitable and appropriate for long-term traffic movements in the local area. It is acknowledged that a development of up to 150 dwellings doesn't have an impact upon the local road network but the applicant has offered to mitigate for the impact of background traffic growth up to the future year assessment period of 5 years. There is no in-principle objection to the application from a highways perspective with regards to the access onto Castlethorpe Road.

5.12 With regards to the site's accessibility in the Transport Assessment states that the site is fully accessible by both cycle and on foot with easy access to village retail services. It is also agreed that the school is also within easy walk/cycle distance. A footway exists on the site side of Castlethorpe Road.

There is no segregated cycling facility but that is not unusual in the rural areas of Milton Keynes.

5.13 As part of any reserved matters application more detailed plans and information will be provided relating to highway layout, parking arrangements and provision and these will be assessed in detail in accordance with relevant policies and criteria.

5.14 **Ecology and Biodiversity**

The application site is not subject to any statutory or non-statutory ecological designations. Due to the current use of the land there is negligible value in terms of ecology and wildlife habitats. The majority of trees and hedgerows surrounding the site are to be retained under the submitted application and any hedgerow losses will be compensated with hedgerow planting. It has been requested by the Countryside Officer that further surveys and information would be required as part of any reserved matters application including bat surveys, lighting scheme and a biodiversity enhancement proposal. The supporting documentation states that mitigation for any loss and an overall gain will be provided by the creation of native tree and hedgerow planting, wildflower grassland creation, new balancing pond, new roosting opportunities and nesting habitats. In this case the current proposal is in Outline form only and the impact of the development upon the protected species can only be considered when the details of the development are submitted at the Reserved Matter stage. It is therefore considered that these issues can be adequately covered by condition at this stage. It is noted however that the ratio of built form to public open space is considered to be an appropriate level allowing sufficient areas for landscaping and biodiversity. Paragraphs 109 and 117 of the NPPF call for all new development proposals to ensure that they do not lead to a net loss in biodiversity and that wherever possible to contribute to provide a net gain. There is scope within this proposal to retain some of the existing features and to provide enhancements. The proposal is consistent with NPPF guidance.

5.15 **Loss of Agricultural Land**

The site is currently classed as both Class 3A and 3B in-part as per Natural England's classification. The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (paragraph 17). This is not a brownfield site; it is greenfield. With the lack of available previously developed land in the District there is a need for new development to be on agricultural land. It is not wholly the best and most versatile land referenced in paragraph 112 of the NPPF and which in turn seeks to direct development to poorer quality land. The present land use and its classification as poor quality should not preclude planning permission from being granted.

5.16 **Impact on Footpath**

The statement below has been provided as part of the application

submission which involves some of the existing footpaths being retained in situ and others being altered in order to accommodate the proposed development:

‘It is considered that the two Public Right of Way diversions which pass through the proposed residential development will be contained within a high quality street scene comprising avenue tree planting. Diverting Public Rights of Way through the proposed development allows for an enhanced level of connectivity between the proposed residents and the wider village setting and countryside setting to the south east and north west respectively.’

This supporting information is considered to be acceptable in order to ensure that the site will remain open and accessible and any works to existing footpaths will be appropriately detailed to secure their use in the long term.

5.17 **Section 106 Contributions**

The table below sets out the likely s106 contributions calculated in accordance with MKC Supplementary Planning Documents and Guidance.

Community Infrastructure Levy (CIL) Regulations:

Any requests must be CIL regulation 122 compliant, which means it must be have regard to the following statutory tests:

“A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (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.*

- 5.18 From the 6th April 2015, when assessing whether any s106 contribution the local authority is required under the Community Infrastructure Levy Regulations (CIL Regulation 123) to ensure that we have not entered into 5 other s106 obligations for the same project or type of infrastructure since April 2010. Therefore, any contribution sought must not exceed the pooling restriction. I can confirm that for this development, Pooling is not a concern and therefore this will not hamper the ability to secure any of the contributions listed below.

Education:

	Contribution
Total Early Years	£106,268.19
Primary pupils	£525,089.88
Secondary pupils	£565,151.40
Post 16 pupils	£122,583.60

Leisure Recreation & Sports:

	Provision Cost	Maintenance Cost
Playing Fields	£78,918.75	£67,500.00
Local Play	Onsite Provision	
Neighbourhood Play	£112,500.00	£144,000.00
Community Hall	£34,827.00	n/a
Local Parks	Onsite Provision	
District Parks	Onsite Provision	
Swimming Pool	£47,547.48	n/a
Allotments	£14,062.50	n/a
Sports Hall	£17,484.51	n/a

Social Infrastructure:

	Contribution
Library	£34,006.50
Adult Continuing Education	£16,144.50
Crematorium/Burial Grounds	£13,740.00
Museums and Archives (local heritage)	£24,045.00
Health Facilities	£235,297.50
Waste Management	£38,815.50
Waste Receptacles	£15,000.00
Social Care - Day Care	£8,244.00
Social Care - Older Persons Housing	£50,494.50
Emergency Services	£7,557.00
Voluntary Sector	£28,510.50
Inward Investment & Skills (University & College)	£175,528.50
Public Art - 1% (Estimated)	£75,000.00

Other Requirements:

	Contribution
Carbon Neutrality (Estimated)	£75,000.00
Bus Voucher	To be provided
Village Amenities Contribution	£75,000.00
Total Contribution:	£2,708,316.81
Per Unit:	£18,055.45

- 5.19 This equates to a total contribution of £2,708,316.81 / £18,055.45 per dwelling plus the provision of an onsite Locally Equipped Area of Play (LEAP) and Public Open Space within the application site. In addition to the above contributions, the applicant will offer for the Public Open Space and LEAP to the Council for adoption along with a commuted sum for the ongoing maintenance (amount to be calculated based on provision) and will enter into a s278 agreement to undertake the highway works referred to above in paragraph 5.11
- 5.20 As part of the application submitted a Heads of Terms document was provided and stated the following contributions would be offered for consideration and discussion:
- 33% of the dwellings within the affordable category for people who cannot afford to meet their housing needs on the open market.
- 5.21 - Contributions towards educational and other community facilities necessitated by the development to serve the future population.
- 5.22 - A Local Area for Play and open space on the site.
- 5.23 - An area of land in the North East corner of the site reserved for school expansion/rebuild or expansion of the school playing fields and a parking and turning area for the school. The Education Sufficiency and Access team have confirmed this land can be accepted for school use.
- 5.24 - An area of land, reserved for a doctors surgery/community use and a parking area for the doctors surgery/recreation ground. The applicant has agreed to lay out a car park during the construction of the development for use by the patients using the doctors surgery and users of the Pavilion and playing fields opposite the development.
- 5.25 Discussions have been held between the applicant, the Chair of the Parish Council and Officers in order to support community involvement and determine the priority contributions being sought. The applicant has agreed to the Heads of Terms set out above, including the additional items previously offered including the additional Public Open Space, the land for the school and land for possible doctors' surgery expansion and the laying out of a car park which should be secured through a Section 106 Agreement. It should be noted that the applicant is providing on-site open space which exceeds the Council's requirements in accordance with Milton Keynes Local Plan Policy L3. The Section 106 requirements and additional items offered by the applicant are considered to make the development acceptable in planning terms and meet the tests set down by CIL Regulation 122 as they directly related to the development and are fairly and reasonably related in scale and kind to the development. There are also no pooling issues with any of the contributions sought. The contributions and additional items offered have demonstrated to Officers that the impacts of the development in this location can be sufficiently mitigated and officers would

also note how accommodating the applicant has been with regards to the Section 106 requirements and the comments and wishes of the Parish Council.

5.26 Impact on Neighbouring Dwellings

The principle of development in this location has been addressed above however there is also consideration to be given to the details of the application and in particular the impact upon nearby existing dwellings. The illustrative master plan has been laid out with regards to existing dwellings particularly those along Western Drive, Cuckoo Hill Rise and Castlethorpe Road which are most likely to be affected by the proposed development. The proposed layout has taken into account the relationships with existing properties which abut the application site in terms of distances between dwellings. It is considered that this issue has been addressed sufficient at this stage and as part of any reserved matters application the Residential Design Guide 2012 will need to be applied in order to safeguard amenity to both existing and proposed dwellings. Similarly any proposed development will need to consider the impact upon neighbouring dwellings of any external play areas/recreation space. The proposal is acceptable however in principle with regards to the impact on neighbouring dwellings in the local area.

5.27 Landscaping and Design

This is an outline application with only access to be considered. The details concerning layout, scale, external appearance of the dwellings and landscaping are reserved matters and will be considered at reserved matters stage; they are not part of the consideration of this outline application. It is not therefore, intended to address design and layout in any detail in this report. The urban design officer and landscape architect's comments can be used to inform the detailed scheme at reserved matters stage.

5.28 Many local residents consider the proposal will have a major change on the landscape, adversely affect and change the character of the village extending it into open countryside and the proposal will be visually detrimental. The applicant has supported the current application with a Landscape and Visual Appraisal which considers the local landscape character. Officers consider the loss of this edge of village site to housing would have a limited landscape impact that would not be adverse. Opportunity exists to provide a landscape strategy that can enhance the boundaries and open parts of the site.

5.29 Density

The site as set out excluding any areas of public open space would result in a density of approximately 31.5 dwellings (35 is the Council's recommended level) per hectare. This demonstrates a figure which is appropriate for an edge of village rural location where a very dense layout would not be wholly suitable. This figure would result in an effective use of the site whilst allowing for necessary open spaces for recreation, biodiversity and landscaping.

5.30 Drainage

The site falls within Flood Zone 1 and the submitted Flood Risk Assessment demonstrates that the development would not be at risk of flooding and would not increase the risk of flooding elsewhere. A Sustainable Urban Drainage Strategy has been included in this application. Anglian Water has also confirmed that there is capacity in the network for additional flows.

6.0 CONDITIONS

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. Approval of the details of the layout, scale, appearance of the buildings, access thereto and landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced.

Reason: Outline Planning Permission only is granted in accordance with the application submitted.

2. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Milton Keynes Council's 5 Year Housing Land Supply.

3. The development hereby permitted shall be begun on or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and the Milton Keynes Council's 5 Year Housing Land Supply.

4. No other part of the development shall begin until full details of the means of access have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate access to the development site.

5. No building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder) or any other site works likely to cause nuisance to adjoining occupiers and the local community, including the use of plant or machinery (mechanical or other), the maintenance or cleaning of any plant or

machinery, deliveries to the site and the movement of vehicles within the curtilage of the site, shall be carried out before 9am or after 6pm Mondays to Fridays, nor before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: In order to limit the detrimental effect of development on adjoining occupiers and the local community by reason of noise and disturbance in accordance with Policy CS13 of the Milton-Keynes Core Strategy 2013.

6. All existing trees and hedgerows to be retained shall be protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') at the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder).

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies D1 and D2A of the Milton-Keynes Local Plan 2005 and Policy CS13 of the Milton-Keynes Core Strategy 2013.

7. Prior to the commencement of the development hereby permitted (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of site procedures to be adopted during the course of all building operations including working hours, intended routes for construction traffic, vehicle wheel washing facilities, location of site compound, lighting and security and how dust and other emissions will be controlled. All building operations shall be carried out in accordance with the approved CEMP.

Reason: To ensure there are adequate mitigation measures in place and in the interests of existing and future residents in accordance with Policy CS13 of the Milton-Keynes Core Strategy 2013.

8. Prior to the commencement of development a programme of archaeological field evaluation comprising trial trenching shall be completed. The programme of archaeological evaluation shall be detailed in a Written Scheme of Investigation submitted to and approved by the local planning authority in writing. On completion of the agreed archaeological field evaluation a further Written Scheme of Investigation for a programme of archaeological mitigation in respect of any identified areas of significant buried archaeological remains shall be submitted to and approved by the

local planning authority in writing. The scheme for archaeological mitigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the Written Scheme of Investigation so approved. The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

9. Prior to the commencement of the development hereby permitted a detailed design, and associated management and maintenance plan, for a surface water drainage scheme, based on sustainable drainage principles for the site shall be submitted to and be approved in writing by the local planning authority. The management and maintenance plan shall include a detailed time table for the implementation of the surface water drainage scheme. The approved drainage scheme shall subsequently be implemented in accordance with the approved detailed design and in accordance with the approved time table for implementation and be retained thereafter.

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site.

10. The development hereby permitted shall not exceed 150 dwellings (Use Class C3). The use classes are those set out in the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order with or without modification.

Reason: To ensure development conforms to the outline planning permission.

11. Prior to the commencement of development of any phase or part of the development, a phasing plan for the whole site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the phasing plan shall include the timing and delivery of all roads,

footways, redway and bridleway links. The development shall take place in accordance with the approved phasing plan.

Reason: In order to clarify the terms of this planning permission and ensure that the development proceeds in a planned and phased manner.

12. 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 approval in writing 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 the National Planning Policy Framework paragraphs 109, 120 and 121 and Environment Agency Ground Protection: Principles and Practice.

13. Reserved matters applications for each phase or part of the development shall include details of the proposed finished floor levels of all buildings and the finished ground levels in relation to existing surrounding ground levels for that phase or part. Development for that phase or part shall be undertaken in accordance with the approved levels.

Reason: To ensure that development is carried out at suitable levels.

14. Reserved matters applications for each phase or part of the development shall include a scheme to provide car parking and cycle parking and manoeuvring of vehicles within the development in accordance with the Milton Keynes Council Parking Standards SPG (2016) or any subsequent parking standards adopted at the time any reserved matters application is submitted and in accordance with the Council's New Residential Development Design Guide (2012) or any further guidance on parking that may be adopted at the time any reserved matters application is submitted. The approved scheme shall be implemented and made available for use for each dwelling prior to the occupation of that dwelling and shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

15. No part of the development shall be occupied prior to the implementation of the approved Framework Travel Plan dated July 2016. Those parts of the approved Framework Travel Plan that are identified therein as being capable of implementation after occupation shall be actioned in accordance with the timetable contained within and shall continue to be implemented as long as any part of the development is occupied with a minimum of annual reporting for the first five years, biennially thereafter.

Reason: To reduce single occupancy vehicle trips to the site and to ensure the M1 motorway trunk road continues to serve its purpose as part of a national system of routes for through traffic, to satisfy the reasonable requirements of road safety on the M1 motorway trunk road and connecting roads in accordance with Section 10 of the Highways Act 1980.

16. Prior to the commencement of development of each phase or part of the development, an open space specification which includes the details and specification for all areas of open space including the Neighbourhood Play Area shall be submitted to and approved in writing by the Local Planning Authority. The open space specification shall also include the timing for laying out of all areas of open space including any Play Areas and the long term management and maintenance arrangements for all open space and play facilities. The development shall be implemented in accordance with the approved details.

Reason: To ensure that adequate provision of open space/play areas is made within the development in accordance with saved Policy L3 of the Milton Keynes Local Plan 2001-2011.

17. Reserved matters applications for each phase or part of the development, shall include details of the proposed boundary treatments for that phase or part. The approved boundary treatments shall be carried out in accordance with the approved details for that phase or part and be completed prior to the first occupation of each dwelling or first use of such phase or part of the development.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity and privacy.

18. Reserved matters applications for each phase or part of the development shall incorporate measures to minimise the risk of crime to comply with Secured by Design principles. All dwellings shall achieve Secured by Design accreditation as awarded by Thames Valley Police. The development shall be carried out in accordance with the approved measures prior to the occupation of that dwelling.

Reason: To design out crime and promote well-being in the area.

19. Reserved matters applications for each phase or part of the development shall be accompanied by a Sustainability Statement for that phase or part including as a minimum details required by saved policy D4 of the Milton Keynes Local Plan 2001-2011 and accompanying Supplementary Planning Document Sustainable Construction Guide. The approved details shall be implemented for each dwelling prior to the occupation of that dwelling.

Reason: To ensure the development complies with saved Policy D4 of the Milton Keynes Local Plan 2001-2011.

20. Prior to the commencement of development of each phase or part of the development, a Landscape and Ecology Management Plan which covers the landscape and ecological features of the development ensuring net gains for wildlife compliance with local and national policies shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include the creation of additional habitat areas and a scheme to incorporate additional biodiversity features such as swallow cups, bird and bat boxes, bricks or cavities into appropriate buildings in addition to any lighting schemes. Thereafter the development shall be carried out in accordance with the approved scheme and all features and access to them shall be maintained in perpetuity.

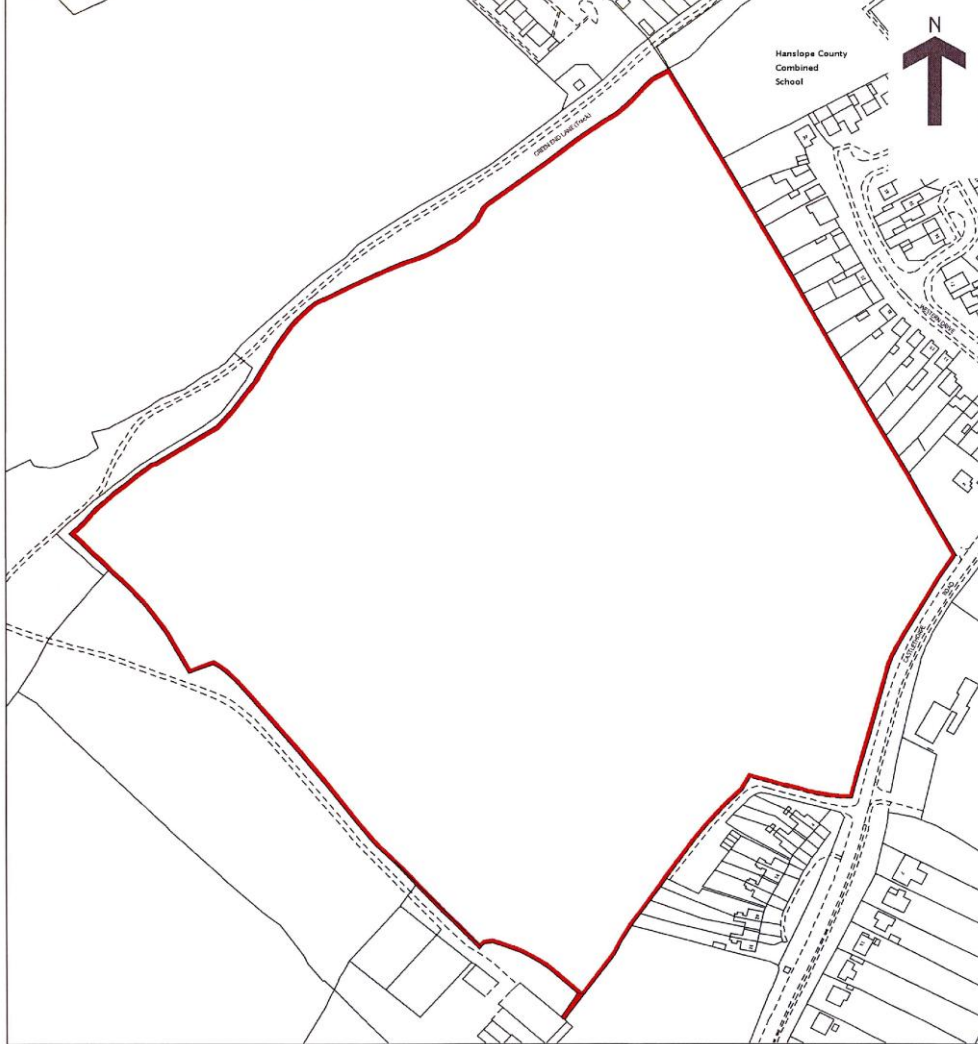
Reason: In order to safeguard the protected species identified under the Wildlife and Countryside Act 1981 (as amended) and to ensure that any loss of existing habitat is successfully mitigated for and to ensure the development incorporates adequate biodiversity enhancements in accordance with saved Policy NE4 of the Milton Keynes Local Plan 2001-2011.

Land Registry
Official copy of
title plan

Title number **BM280008**
Ordnance Survey map reference **SP7946NE**
Scale **1:2500 reduced from 1:1250**
Administrative area **Milton Keynes**










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NOTES:
 1. This plan is a conceptual illustration and is not intended to be used for planning or other purposes.
 2. All dimensions are approximate and subject to change.
 3. All dimensions are in meters unless otherwise stated.
 4. All dimensions are to the center of the road.
 5. All dimensions are to the center of the road.
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 10. All dimensions are to the center of the road.



- Key:
-  Site Boundary
 -  Existing Tree
 -  Proposed Tree
 -  Proposed Shrub
 -  Public Right of Way
 -  Attenuation Pond
 -  Wildflower Grassland



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REV	DATE	NOTE	DRAWN	CHECK

aspect landscape planning

TITLE
 Land at Castlethorpe Road, Hanslope
 Illustrative Landscape Masterplan

CLIENT
 Sherwill Drakes Forbes

SCALE	DATE	DRAWN	CHECK
Not to scale	JUN 2016	SB	AM

DRAWING NUMBER
 5927/ASP3

Appendix to 16/02106/OUT

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 09/01595/FUL
ERECTION OF COMMERCIAL STABLES
PER 30.11.2009

12/00749/FUL
Change of use from Agriculture to light industry (use class B1c)
(Retrospective)
PER 10.10.2014

12/01892/DISCON
Details submitted pursuant to discharge of Conditions 2 (Landscaping Scheme) and 5 (Foul and Surface Water Drainage) attached to application 09/01595/FUL
DTAPP 22.10.2012

16/03291/EIASCR
Environmental screening opinion request for application 16/02106/OUT, Castlethorpe Road, Hanslope.
PDE

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

	Comments	Officer Response
A3.1	Cllr A Geary – no comments received. Cllr Green – no comments received. Cllr Patey-Smith – no comments received.	Noted.
A3.2	Castlethorpe Parish Council	Noted.
	Object to this application on the following grounds: <ol style="list-style-type: none">1. Education – a significant development such as this would put at risk the placement of pupils of age 7+ at Hanslope Primary School.2. Traffic – the addition of up to 150 new homes would significantly increase traffic through the village. Given the location of the development it is probable that the vast majority of traffic to Milton Keynes would route through Castlethorpe.3. Health – the addition of a large number of new homes would put pressure on the Hanslope surgery and would adversely affect the availability of doctors at the practice.4.	
A3.3	Environmental Health Officer	Suggested conditions have been provided and attached.

In accordance with NPPF and on the basis of the information provided in the Phase 1 report provided with the

application, as the proposed use is particularly vulnerable to the presence of contamination. Suggested conditions have been provided and attached.

A3.4 **Hanslope Parish Council**

Noted.

16/02106/OUT – Parish Council objection.

The Parish Council would like to object to planning application 16/02106/OUT on several points, the most significant of which falls under the heading '**deficiencies in local amenities**'. There is considerable concern that the village will not be able to cope with the addition of such a large development. There are insufficient number of school places to cope with the anticipate influx of families, the local GP practice, it appears, would not be able to cope either - residents have reported day to day issues with regard to obtaining appointments etc.

A3.5 **Highways issues**

The Local NAG group have commented that the traffic figure quoted in the application do not represent reality, it records between 6 and 7 thousand vehicles on an average day with significant traffic issues at peak times and parking around the shops and church already causes chaos, the village simply would not cope with another 150+ vehicles.

A3.6 **Loss of Outlook**

Whilst we appreciate we are unable to object on the grounds of 'loss of view' we would request that you consider the loss of a heritage view. The pictures taken by the developer does not do justice to the reality of the outlook and we would urge you to visit the site.

A3.7 Density

The Parish Council consider that the number of dwellings proposed for this site is excessive and the amount of land suggested for each house does not fit well with the rest of the village. We would also like to draw your attention to the fact that allowing this development would increase the number of houses in the village by in excess of 10%.

A3.8 Drainage

The Parish Council would like to express concern that the suggested attenuation pond is insufficient to cope considering the proposed number of dwellings.

A3.9 Ecology

The Parish Council would like to request reconsideration of the ecological report as there have been reports of bats in the area.

A3.10 Anglian Water

Noted and see attached Condition.

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

A3.11 Housing Strategy

Noted.

Housing's view is:

- 1) The development requires 30% Affordable Housing units as per the Local Plan Policy H4 and the Affordable Housing SPD 2013. <http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/adoption-of-the-affordable-housing-supplementary-planning-document>.
- 2) The Council's Plan 2016-20 approved at Council 8 June 2016 has the Key Priority:
"Housing - supporting work on a progressive Plan:MK focused on affordable housing, economic growth, investment and future prosperity of Milton Keynes for everyone and **more strongly implementing the current 30% affordable housing requirement for new homes and to review that percentage in line with current needs;**"
- 3) The application proposes in the Affordable Housing Statement, Para 4, to deliver 50 (33.3%) Affordable Housing units which more than satisfies this requirement.
- 4) The proposed Tenure Mix is 25.3% Affordable Rent (which should be at a range of rental levels up to 80% including 5% at a level broadly equivalent to Social Rent) and 8% Shared Ownership. For this application, the mix breaks down to 38 Affordable Rent and 12 Shared Ownership which more than satisfies the Affordable Housing requirement.
- 5) The proposed Affordable Housing house size mix should be in line with current affordable housing need and

policy; predominantly 2bed, and then a mix of 3bed, 1bed and 4bed properties as appropriate for the site and development.

- 6) The Affordable Housing should be “pepper potted” through the site and not concentrated in one particular area.

The Council needs Affordable housing for Rent for households in housing need – it had 506 households placed in temporary accommodation of which 178 were in B&B at 28 August 2016. Confirmation of the Affordable Housing mix and location should be provided with the detailed planning application.

A3.12 Natural England

Noted.

No comments.

A3.13 Bedford Group of Drainage Boards (River Ouzel Internal Drainage Board)

Noted.

No comments.

A3.14 Ramblers Association

Several public rights of way exist in the proposed site. In particular, footpaths Hanslope 54 and 61 are important links in the footpath network. It is not clear to me what the outline proposal and what are the plans for ensuring that these links are maintained.

Noted and the statement below has been provided as part of the application submission.

‘It is considered that the two Public Right of Way diversions which pass through the proposed residential development will be contained within a high quality street scene comprising avenue tree planting. Diverting Public Rights of Way through the proposed development allows for an enhanced level of connectivity between the proposed residents and the wider village setting and countryside setting to the south east and north west respectively.’

A3.15 Passenger Transport

Noted and see A3.14

Strong foot path links need to be established to connect residents with the existing upgraded bus stop infrastructure on Castlethorpe Road, enabling use of the Service 33. Potential funding would be requested to enhance AM/PM peak work journeys into CMK/Northampton for new residents.

A3.16 Urban Design

Noted.

No elevations are currently indicated, however the scheme needs to achieve character in townscape and landscape by identifying and reinforcing better quality and locally distinctive design elements and the proposed development needs to relate well to and enhance the surrounding environment. Where there is no clear character on the site or surrounding area, new development must be designed to create a distinctive sense of place by using existing site features, the layout of the development, and the appearance of buildings.

A3.17 Again from the illustrative layout it is difficult to make a judgment at this stage. However it is important to consider a quality public realm consisting of spaces and streets that are accessible, attractive, well related to and overlooked by buildings providing natural surveillance, with active ground floor uses along main streets and with parked vehicles not being visually dominant. The development also needs to have regard to the need to design layout and screening in the interests of the prevention of crime and the surveillance of the public realm.

- A3.18 The built form should be in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance. There will be no unacceptable visual intrusion or loss of privacy, sunlight and daylight.
- A3.19 The proposed layout is based on a series of cul-de-sacs, whilst I don't object to the use of cul-du-sacs, in this instance the amount of dead end streets results in a layout that is difficult to navigate, with a lack of street hierarchy and poor connectivity. The nature of the site results in limited opportunities to connect the development to the existing residential community. However where there are opportunities to strengthen existing connections they don't seem to have been exploited. The proposed LAP should be located within the development or within the proposed open space, as there is already a well-equipped play area on the opposite side of Castlethorpe Road. The illustrative layout indicates a number parking courts these are only recommended where there is no alternative parking solution, as parking at the rear is less convenient than parking to the front of the dwelling and results in additional parking pressure on the street.
- A3.20 The rear of dwellings along Western Drive are left exposed to a proposed street this potentially provides undesirable access to the rear of dwellings and may leave messy rear boundaries exposed to the public realm / street. The rear of existing dwellings must be secure, ideally by backing proposed dwellings onto them. The access road for the park is isolated from the residential part of the development.

Residential streets should connect onto this street. The opportunity for development to overlook the proposed park has not been fully utilised with a limited number of dwelling facing the park and trees appearing to completely screen the views from the proposed development.

A3.21 Sustainability Officer – Development Plans (Policy D4) Noted and a condition has been attached.

I have no objections subject to a s106 for a carbon offset payment being agreed. Also reserve matters application should be supported by a sustainability statement addressing the requirements of policy D4.

A3.22 Waste Disposal Noted.

New developments should:

Ensure that refuse vehicles, normally 26 tonne HGV's, are able to access on collection day easily and safely. The specification of vehicles currently in use is in the Appendix that follows. Consideration should be given to road width (to include safe operating distances either side of the vehicle) and turning circle – note that a wall-to-wall 22.4m turning circle is needed. Developers are encouraged to design out the need for vehicles to reverse. Ensure that the waste can be collected easily and safely by collectors and placed at the appropriate place for collection easily and safely by residents. In individual houses waste will be collected from the property boundary (closest to the collection vehicle route or in a location as directed by an authorised officer of the Council), so residents should not be required to transport their green bins and other containers through the house. 1

sq. metre should be provided for storage space for the 140 litre green bin, sacks and blue box. Space should also be provided in the garden for the 100 litre water butt to be connected to the downpipe and for the 220 litre compost bin.

A3.23 Kitchens should have enough space to store the 5 litre kitchen caddy for food waste in a location away from food preparation areas. The waste area in the kitchen should be able to separate waste into the dry recyclable, glass and non-recyclable streams, either placing the sacks and blue bin in the kitchen area, or providing containers to transport these streams to the normal storage point for sacks and blue boxes. Collectors should not be required to wheel bins over or walk over grass or other soft surfaces, or up and down stairs. Residents should not be required to walk more than 30m to a collection point and collectors should not walk more than 45m from the nearest accessible point by the 26 tonne vehicle to the collection point. For Eurobins from communal bin areas this should normally be no more than 10m)¹.

A3.24 **Landscape Architect**

Noted and conditions have been attached.

Discussions and site inspection took place regarding the initially submitted documents raising some issues for discussion and areas of concern. As a result revised plans were provided and updated comments given below with regards to details of the reserved matters application:

¹ Waste Management in Buildings BS5906:2005.

On the Visual Assessment Plan please check the line separating the character areas particularly in close proximity to the site to better match the character area maps 1b/5b. Viewpoint J is off the visual assessment plan, but will the location be explained/described if not shown on a map? We discussed the potential to retain a key vista of the Grade 1 listed church and spire when viewed from new viewpoint A has any further consideration of this taken place? We talked about keeping a green open view from VP A at the bottom of the field up to the sky within a vista that is framed either side by existing trees and hedgerow along Castlethorpe Road. In landscape terms this is a key view that requires retention and accommodation within the layout and will be one of the key factors in my final opinion of the scheme. We also discussed reassessing the layout of the site by the turning head at the south corner of the site following our walkover of the site, has any further consideration of this taken place?

A3.25 Please ensure that the arb and ecology surveys are informing the layout and this is evident on plans. Key trees should be afforded a green setting to allow for future growth, reflect their status and value within the local community as well as their landmark value within the landscape. Also well established and / or biodiverse hedgerows are valuable in providing free instant screening. Ideally these should be incorporated into a layout where these could be considered for public adoption to ensure that they are retained long-term and not removed by residents if they were to be included as plot boundaries. The site analysis should be used to help inform where supplementary planting would be needed.

Highlight in the Landscape and Visual Impact Assessment plans (landscape masterplan, opportunities and constraints) the location of the Grade 1 listed church tower and spire, its importance in the landscape character and vista that could be retained.

A3.26 I suggest that the proposals consider further the loss of the Public Rights of Way that criss-cross the site. It is not evident on the plans at this stage how connectivity from existing access points into and across the site between the villages; new development and countryside will be maintained/improved in the proposed layout. Although I have other colleagues who will comment on Public Rights of Way my interest lies in the impact the development will have on the visual amenity from existing Public Right of Ways across the site and although the degree of change will be significant on site it is how this can be mitigated along the new routes that people would take through the site. Although one for detail design, the connectivity of new routes should be fairly obvious for walkers to follow.

A3.27 Please ensure that the LVIA does assess the impact of change along the Public Rights of Ways within the development site and suggests mitigation. Due to the number of well used paths across the site (reflecting how people use/access the landscape) this is an important factor of consideration. I am satisfied with the choice of the viewpoints and selected VPs for visualisations. View A might consider extending the panorama 'left and right' of the image to show more of the field and the proposed development, unless there are technical standards set out in

the GLVIA to be abided by.

A3.28 Highways Development Control

Noted and a condition has been attached.

The planning application seeks approval for the construction of a residential development of up to 150 dwellings. The application is outline with approval for access only. The submitted plans show a masterplan layout but I have not dealt with the internal layout at all as there is no call for that at this stage. The development is on existing agricultural land with access being taken from a single junction situated on Castlethorpe Road. There is another junction on the eastern boundary of the site for access to a modest car parking area. This forms part of the development and is to supplement the existing car parking for the existing GP practice. I have **no objections** to planning permission being granted although there are a number of issues that I am currently discussing with the applicant's transport consultants and these are highlighted below.

A3.29 As previously stated, the main access lays just south of the existing transition from 40 to 30 mph on Castlethorpe Road. I recommend that the 30mph zone be move southwards to include the proposed access. This will require the removal of signs and the repainting of roundels on the road surface. These works should be included in a S278 agreement. The applicant may be required to finance any legal costs for this amendment.

A3.30 I have requested that the point of access to the proposed development features a raised table and this has been agreed by the applicant. Details of both accesses can be

approved as part of the S278 works. I have also requested that a raised table be retrofitted to the existing junction of Western Avenue with Castlethorpe Road and this is agreed by the applicant. These works to build the two raised tables will be included in the S106 agreement as off-site highway works. The request for these highway safety features comes in the knowledge of perceived excessive speeds on the Castlethorpe Road approach into Hanslope. My site inspection reveals that there is an existing footpath on the eastern boundary of the site but there appears not to be any details of how that will be incorporated into the layout and if any treatment is to be given to it where it meets the existing footway on the north (development) side of Castlethorpe Road. Visibility to required standards exists for both junction locations although this may require some judicious trimming of the existing hedgerow.

- A3.31 This document confirms the scale of the development. The D&A statement provides evidence that the access road is 6m wide and is flanked on either side by a 2m wide footway. The access terminates in a number of cul de sacs with associated turning heads. The D&A statement also states that visibility of 2.4 x 70m will be provided at the junction with Castlethorpe Road. The access is shown as a 6m wide road with 6m radii. The access should feature 10,5m radii in accordance with the draft Highway Guide. That access serving the parking area only is acceptable with a 6m wide road and 6m radii.
- A3.32 The layout of the junction includes features that I don't find acceptable and I have raised these with the applicant's transport consultants. At the time of writing these

comments I have received no response. I recommend that the works to mitigate the lack of capacity at the existing roundabout by installing a priority 'T' junction in its place be included in the S106 package of works for off-site highway works. This will allow further discussions to take place to agree details of the layout.

A3.33 The TA states that the site is fully accessible by both cycle and on foot with easy access to village retail services. I concur with that statement and add that the school is also within easy walk/cycle distance. A footway exists on the site side of Castlethorpe Road. There is no segregated cycling facility but that is not unusual in the rural areas of Milton Keynes. The TA states that the development will comply with Milton Keynes Council parking standards (Zone 4) and that there will be 6 visitor cycle parking spaces in addition to provision for each dwelling. Refuse vehicle tracking will be submitted as part of any reserved matters planning application.

A3.34 The applicant has taken the views of local councillors into account and as a result additional car parking spaces will be provided for the GP practice and for Hanslope Primary School (15). A section is included within the TA on trip distribution from the proposed development. This identifies three major routes based on places of work from Census 2011 data and these are shown below: -

Long Street Road - 10% (towards Northamptonshire)
Gold Street - 41% (towards MK & Bedfordshire)
Castlethorpe Road - 49% (towards MK, Aylesbury & Banbury).

Development Plans – Planning Policy

The key issue affecting the determination of this application is the Council's present inability to demonstrate a Five-year Housing Land Supply (5YHLS). This response therefore focuses on that particular issue and is not an exhaustive summary of other policy considerations that may be applicable (e.g. Neighbourhood Planning).

- A3.35 If a 5YHLS could be demonstrated then the application ought to be refused as being contrary to Local Plan Policy S10, the settlement hierarchy established by Policy CS1 of the Core Strategy (whereby Hanslope is identified as a Selected Village, but no new allocations were sought due to existing allocations remaining in place) and the Core Strategy's, Strategy for the Rural Area under Policy CS9.
- A3.36 However, as these policies are acknowledged to be 'relevant policies for the supply of housing' they are 'out of date' according to Paragraph 49 of the NPPF. They should therefore be accorded less weight in determining this application. Crucially though, the Council does not hold that 'out of date' policies should hold no weight at all.
- A3.37 In this case, Policies S10 and CS1 should be given significant (although not full) weight. This is because the Borough's land supply is only marginal and only materialises if an 'optimism bias' is applied to supply forecasts. The deficit should also be rectified in the very near future through the publication of a Site Allocations Plan. Finally, land supply in the rural area actually exceeds 5 years, indicating that policies like CS1 and S10 are not

unduly restricting the supply of housing.

- A3.38 Outside of policy constraints and the weight they should be afforded, it must be assessed as to whether the proposals constitute sustainable development when assessed against paragraph 14 of the NPPF and so granting permission unless: “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”.
- A3.39 In terms of the benefits of the proposals, I note that the scheme will make a contribution to overall land supply, however at this stage, there is no detail provided as to whether the proposals could be deliverable in a time period which would assist in addressing the Council’s current five year land supply deficit. I also note that a net gain in infrastructure would ensue if land parcels are indeed reserved, as suggested by the applicants, for an expansion of school buildings or playing fields and also a site for a new doctor’s surgery, expansion of an existing surgery or provision of a community building. I would defer to the advice of specialist colleagues to ascertain whether any other aspects of the proposals could be construed as ‘benefits’, e.g. any improvements in highway capacity.
- A3.40 To justify refusal then, adverse impacts of the scheme must outweigh these benefits and be both demonstrable and significant. In my opinion adverse impacts are demonstrable (e.g. the scheme’s potential conflicts with paragraph 17 of the NPPF concerning the intrinsic beauty and character of the countryside). However, I cannot provide a definitive judgement on whether they are significant enough to outweigh its benefits. The advice of specialist colleagues

should again be referred to determine this matter.

In conclusion, paragraph 14 provides that permission should be granted unless the adverse impacts of a scheme significantly and demonstrably outweigh the benefits. The planning balance in this particular instance is finely balanced. A refusal would be supported by the partial weight of Policies S10 and CS1 but in my opinion this partial weight is not sufficient to justify refusal by itself – the Council must be satisfied that the adverse impacts of the scheme are indeed demonstrable and significant when set against the aforementioned benefits, otherwise permission should be granted.

A3.41 Local Residents

Noted.

The occupiers of 114 properties were notified of the application from the following address points:

Williams Close,
Western Drive,
Castlethorpe Road,
Burrow Ash Close,
Cuckoo Hill Rise,
St James Close,
Long Street Road

A total of 187 public representations were received in regards to the application notification raising the following issues:

- **Non-compliance with Local Policies.**
- **Impact upon the character of the village.**
- **Erosion into the countryside.**

- **Impact on security of existing properties on Western Drive.**
- **Impact on the sewage network.**
- **Impact on electricity/broadband.**
- **Increase in pollution nuisance from noise/dust.**
- **Inappropriate development on agricultural land.**
- **Impact on highway safety.**
- **Increase in traffic movements.**
- **Increased pressure on Schools/Doctors Surgery.**
- **Impact on rural views and outlook.**