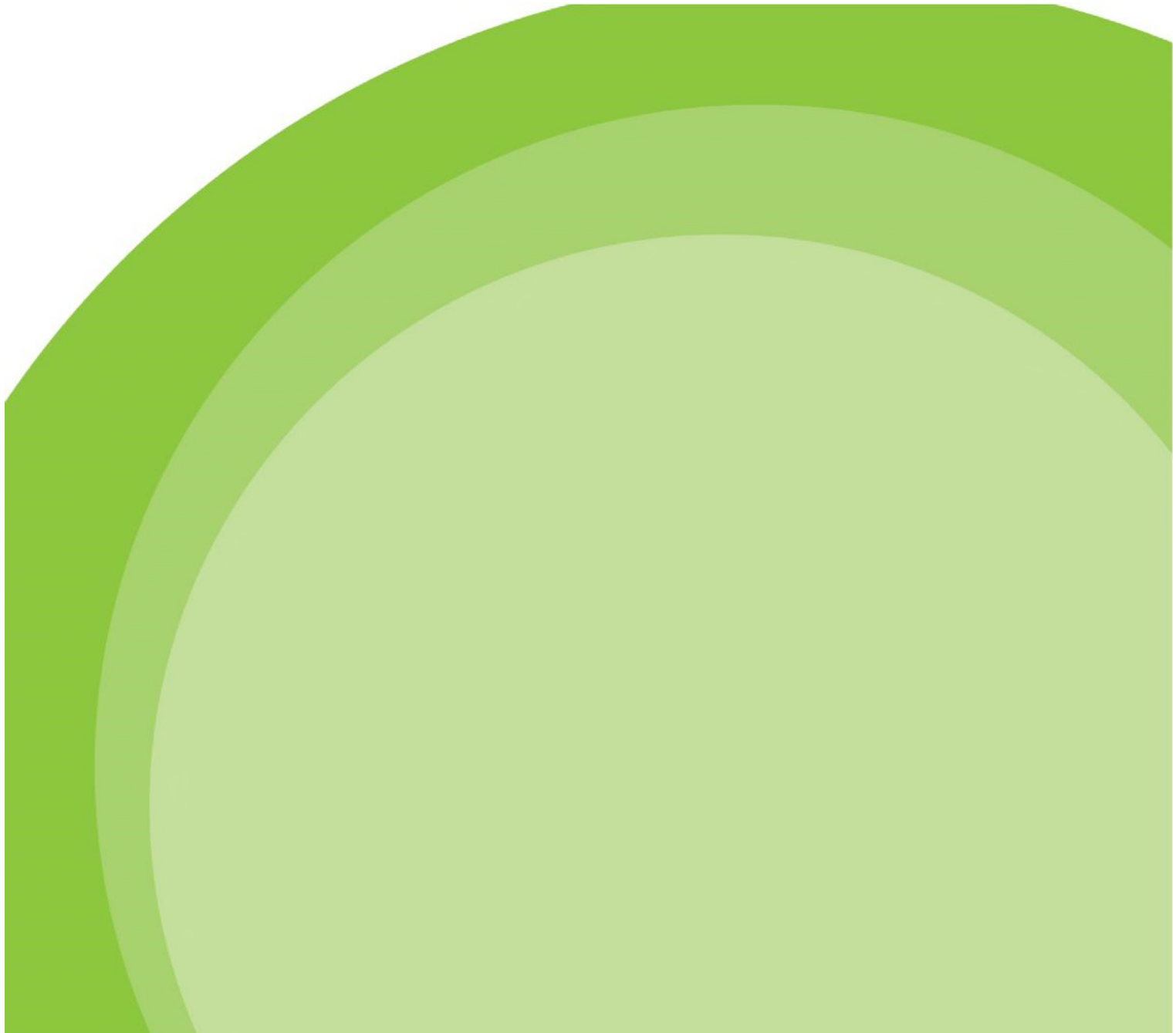




# **Stratton Business Park Biggleswade Local Development Order**

and Statement of Reasons  
Date of adoption: 6<sup>th</sup> October 2015



# 1. Purpose of this document

1.1 Central Bedfordshire Council (CBC) (the Local Planning Authority) has adopted a Local Development Order (LDO) for Stratton Business Park in Biggleswade, hereafter referred to for simplicity just as “Stratton Park”.

1.2 Local Development Orders were introduced with the Planning and Compulsory Purchase Act 2004 and allow local planning authorities to extend permitted development rights for certain specified forms of development. The Planning Act 2008 removes the requirements that LDO’s should implement policies set out in adopted local development documents. The Growth and Infrastructure Act 2013 simplified the Local Development Order process; it replaced the requirement for the local planning authority to submit the order to the Secretary of State before adoption, instead it is now a requirement to notify the Secretary of State as soon as practicable after adoption. The Act also removed the requirement for Local Development Orders to be reported on as part of the Authorities’ Monitoring Reports.

1.3 The process governing the preparation and the implementation of Local Development Orders is outlined here: <http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/what-types-of-area-wide-local-planning-permission-are-there/>

1.4 Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order (DMPO) 2015 paragraph 1 outlines that if a local planning authority proposes to make a LDO they must first prepare:

- (a) A draft of the Order; and
- (b) A statement of their reasons for making the order.

1.5 The LDO document is provided in Appendix 1 of this document.

1.6 Article 38 paragraph (2) of the DMPO states that the statement of reasons must contain:

- (a) A description of the development which the order would permit; and
- (b) A plan or statement identifying the land to which the order would relate.

1.7 This document contains the statement of reasons for making the LDO. A map identifying the area of land to which the Order relates is included in Appendix 2. The LDO will be implemented for a period of 5 years from the date of adoption, but will be reviewed before this date to determine whether an extension to the timescale should be considered, whether the terms should be amended, or whether it should be allowed to lapse.

1.8 For the purposes of this document, the AgriFood sector is defined as the production, processing, manufacturing or distribution of food or drink products or companies that form a significant part of the agriculture, food and drink

supply chain – wherein a significant part of their business is supplying this sector. It also includes associated bioscience. This definition of the AgriFood sector is hereafter referred to for simplicity just as “AgriFood”.

## 2. Introduction and Reasons for the proposed LDO

### Overview of Stratton Park

Stratton Park is a purpose built business park / industrial estate, currently extending to approximately 36 hectares. There are further phases of development already allocated and proposed through the submitted Development Strategy, and when all of these are developed, the site will extend to around 83 hectares. Stratton Park is located adjacent to the A1, some 45 miles north of London, and less than 30 miles north of the M25. The site enjoys easy access onto the A1 which makes it an attractive location for business. Stratton Park first saw development in the 1990s and the site has been steadily developing since that date.

### Occupiers

The site is generally occupied by headquarters style buildings for industrial and / or distribution businesses. Key occupiers include Jordans Ryvita, one of the country’s largest producers of breakfast cereal and related products, Liebherr, an earthmovers and materials handlers with a huge range of tower and mobile cranes and Kramp who are a supplier of spare parts, technical services and business solutions particularly for the agricultural sector. Stratton Park is currently home to around 40 companies and 1600 jobs, and expansion of the site is expected to increase these figures substantially.



*Aerial view of Stratton Park*



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Ordnance Survey 100049016  
Central Buildings Council.

*Future phases of development*

### The AgriFood sector

Stratton Park is a key location for the AgriFood sector of the economy, and this is a sector which Central Bedfordshire Council sees as a very important one for the future growth of the local economy, and is keen to encourage. As well as Jordan's, Stratton Park also houses Kramp, Bibby Distribution, Woods Bakery and many companies in the wider supplier chain. Approximately one third of the people employed on Stratton Business Park are employed in food related businesses. Stratton Park lies within the wider Ivel Valley area which is also an important location for both food production and farming. The Ivel Valley is the eastern area of Central Bedfordshire broadly running from Stotfold in the South to Tempsford in the North and Shefford in the West. 40% of Central Bedfordshire's AgriFood businesses are located in the Ivel Valley. Across the wider Central Bedfordshire area there are over 400 AgriFood businesses and 1500 people employed in the sector.

### Regeneration work

Central Bedfordshire Council and private developers are undertaking significant work to improve and regenerate Biggleswade and the A1 corridor more generally. Substantial work was undertaken to the A1 roundabout which provides access to Stratton Park in 2014 to improve capacity. A sizeable housing development, Kings Reach, is being developed on the eastern side of Biggleswade and substantial improvements to the London Road Retail Park, which lies in close proximity to Stratton Park are also underway and expected to complete in 2015. In addition, Central Bedfordshire Council has a long held aspiration to regenerate and improve areas of Biggleswade Town Centre, and a number of projects are underway on aspects of this.

### Demographics

The demographics and socio-economic picture in Biggleswade is largely in line with that of Central Bedfordshire as a whole. There were 16,550 residents in 2011, an increase of 1190 (8%) since 2001 (Source: Census 2011), with those aged 16-65 making up 65% of that total. Though there are some areas with high levels of children and older people in income deprived households, deprivation is not a particular issue in Biggleswade, with all ten Lower Super Output Areas (LSOA's) being in the 50% least deprived LSOA's in England. 76.8% of the towns population aged 16 or above are economically active, with 70.5% being employed, or self employed.

### Justification for the proposed LDO

Central Bedfordshire Council is seeking to support significant job creation by 2031. This is detailed in the submitted Development Strategy for Central Bedfordshire. As well as allocating new land for employment development through this strategy including at Stratton Park, the Council is committed to helping existing businesses and employment areas to grow, and includes flexible and positive policies in order to help encourage employment growth and achieve jobs targets. This Local Development Order for Stratton Park, and work around encouraging the food industry in the Ivel Valley are elements of this work.

Stratton Park is well suited to a Local Development Order. It is a substantial, purpose built established industrial / employment area, with well-defined development parameters and site boundaries, but with some scope for intensification. The units are generally of a modern appearance and in good condition, but there will always be scope for updates, minor works and similar type development. In addition, there is significant land available for future development which could grow the Park substantially and provide space for new occupiers or enable the expansion of existing occupiers.

In a business park / industrial estate such as this, a considerable range of minor works will be uncontroversial and planning applications for such work will be considered under delegated authority. It would be advantageous to make this process easier and quicker where possible.

### **Purpose of the proposed LDO**

The purpose of this LDO is to assist Stratton Park, help businesses located there, encourage growth in the food sector, help contribute towards economic and employment growth in Biggleswade, and in Central Bedfordshire more generally, through simplifying the planning permission requirements on the site. This will give businesses and developers confidence by detailing the specific types of development and uses which are permitted and enable development to take place more quickly. It will support business by making it simpler for businesses to set-up, diversify or expand their existing operations. The LDO will also give greater confidence to business to invest in Stratton Park. Experience from elsewhere in Central Bedfordshire suggests that the LDO will be seen as very positive by occupiers, and by land owners and local agents seeking to attract new businesses to the site. It will also be part of a wider package of measures seeking to help the food industry on Stratton Park and in the Ivel Valley more generally.

The LDO will also ensure that the needs of nearby residents and others are properly recognised and their amenity protected, so that they can be assured that the LDO permits only development of an appropriate scale and that appropriate safeguards are in place.

Success will be measured by Stratton Park continuing to be a prime business location in Central Bedfordshire, continuing to attract investment and new employment and in ensuring it is seen as a key location for the food industry.

## **3. Benefits of the LDO**

3.1 There are a number of benefits to be derived from the LDO in that it will:

- Promote and communicate a clear and individual planning policy framework for Stratton Park to landowners, occupiers, and other stakeholders.

- Make it easier for landowners, occupiers and developers by outlining all of the development that is permitted, without the need for planning permission which will improve investor and occupier clarity, certainty and confidence.
- Ensure that appropriate protections are in place for nearby residents and others so that their amenity is protected from inappropriate development.
- Enable and facilitate economic growth to happen in a timely manner allowing businesses to react quickly to economic growth opportunities and respond according to the requirements of industry.
- Provide Stratton Park with a source of competitive advantage compared to other areas, particularly along the A1 corridor and help attract footloose investment.
- Encourage early development of Phases IV, V and VI of Stratton Park, which are currently undeveloped.
- Encourage employment and the growth of companies on Stratton Park. These companies and landowners will enjoy a saving in time and cost when planning investment, and enjoy greater certainty on what they are able to do with their buildings.
- Encourage the growth of the micro generation of renewable energy, specifically through the use of solar and PV panels, biomass and Combined Heat and Power systems (CHP).
- Facilitate the upkeep and ongoing maintenance, improvement and regeneration of the buildings on Stratton Park to ensure that it remains a high quality business park location.
- Ensure that Stratton Park is seen as a key location for the AgriFood industry and encourage the growth of this sector in this location, and in the Ivel Valley more generally.
- Form part of a wider package of measures designed to assist the AgriFood industry throughout the Ivel Valley.
- Reduce the burden on the Local Planning Authority and its consultees.
- Demonstrate a positive approach to planning and the general desire by CBC to support business and encourage business growth.

## **4. Provisions of the LDO**

4.1 The Stratton Park Local Development Order grants planning permission for specified development in the area, subject to Conditions.

4.2 The parameters for the proposed Stratton Park LDO simplifies the planning process in relation to:

Types of development
Extending existing buildings
Changes of use
Other minor works

4.3 The Stratton Park Local Development Order, set out in full in Appendix 1 of this document, modifies nationally prescribed permitted development rights (under the Town and Country Planning (General Permitted Development) Order 2015) to allow for small scale minor works to buildings and to the extension or construction of new floor space as follows:

Proposed type of development	Proposals
Extending existing buildings	Extensions to existing B1, B2 or B8 units within the defined area shown on Appendix 2 of up to 1200sqm, provided the extension is within the curtilage of the existing building and the extension does not exceed the height of the existing building. For uses falling within the AgriFood business definition (see 1.8), extensions to existing units within the same defined area are allowed up to 1500sqm. Existing buildings can only benefit once from this allowance under the LDO.
Changes of use	<p>Changes allowed between B2 or B8 to B1, or B2 to B8 with no size limit.</p> <p>Businesses which are located within 150m of residential property can also potentially enjoy this condition subject to prior written approval from the Council.</p>
Other Minor Works	
Sub Division of Units	Allowed with no size limit
Recladding / Installation of new windows / Shutters / Doors	Allowed with no restrictions
Mezzanine Floors	Allowed with no restrictions
Solar / PV Panels	Allowed with no restrictions
Signage / Flags	To accord with the current advertisement regulations
Fencing	Allowed to 3m in height provided not adjacent to residential property or a public highway, in which case 1m.
Ancillary Structures	Single storey ancillary structures allowed for specifically identified uses for existing B1, B2 or

Odour & Fume Extraction	<p>B8 units provided the new floor space does not exceed 100 sqm. Existing buildings can only benefit once from this allowance under the LDO.</p> <p>For businesses in the AgriFood sector (see 1.8), this is allowed subject to the following guidelines -</p> <p>Installations are allowed up to 1m above eaves provided they comply with the noise criteria as assessed using BS4142. Any noise from the installation must achieve a level which is equal to or below background at sensitive receptors</p> <p>Any odour or fumes from the processes shall not be detrimental to the amenity of sensitive receptors.</p>
Fixed Plant & Equipment	<p>Installations are allowed provided that they comply with the noise criteria as assessed in accordance with BS4142. Any noise from the installation must achieve a level which is equal to or below background at sensitive receptors.</p>
Lighting	<p>Flexibilities on lighting columns and levels of lighting. Maximum 5m in height.</p>
7 day/24 hour Access & Noise	<p>24 hour access is allowed to extensions constructed within the defined LDO area Appendix 2.</p> <p>Businesses which are located within 150m of residential property will need to secure prior written approval from the Council.</p>
New and additional service roads	<p>New and additional service roads are permitted in the LDO area defined in Appendix 2 provided they do not provide direct access onto a classified road.</p>

4.4 The Council believes that minor works of these types would be uncontroversial in this location. In addition, they are concerned with the normal operation of businesses of the type who locate on Stratton Park, so will assist those businesses with their everyday activities. The Council also believes that built development of this type and scale is entirely appropriate within Stratton Park and that provided appropriate safeguards around the proximity of neighbouring uses and appropriate heights are in place, any newly built development would be of an acceptable form in this location.

(N.B. For the avoidance of doubt, all references to new floor space to be provided through the LDO relate to Gross External Area. GEA means the gross external area measured in accordance with the RICS Code of Measuring Practice published by the Royal Institution of Chartered Surveyors and the Incorporated Society of Valuers and Auctioneers Sixth Edition (2007 edition)).

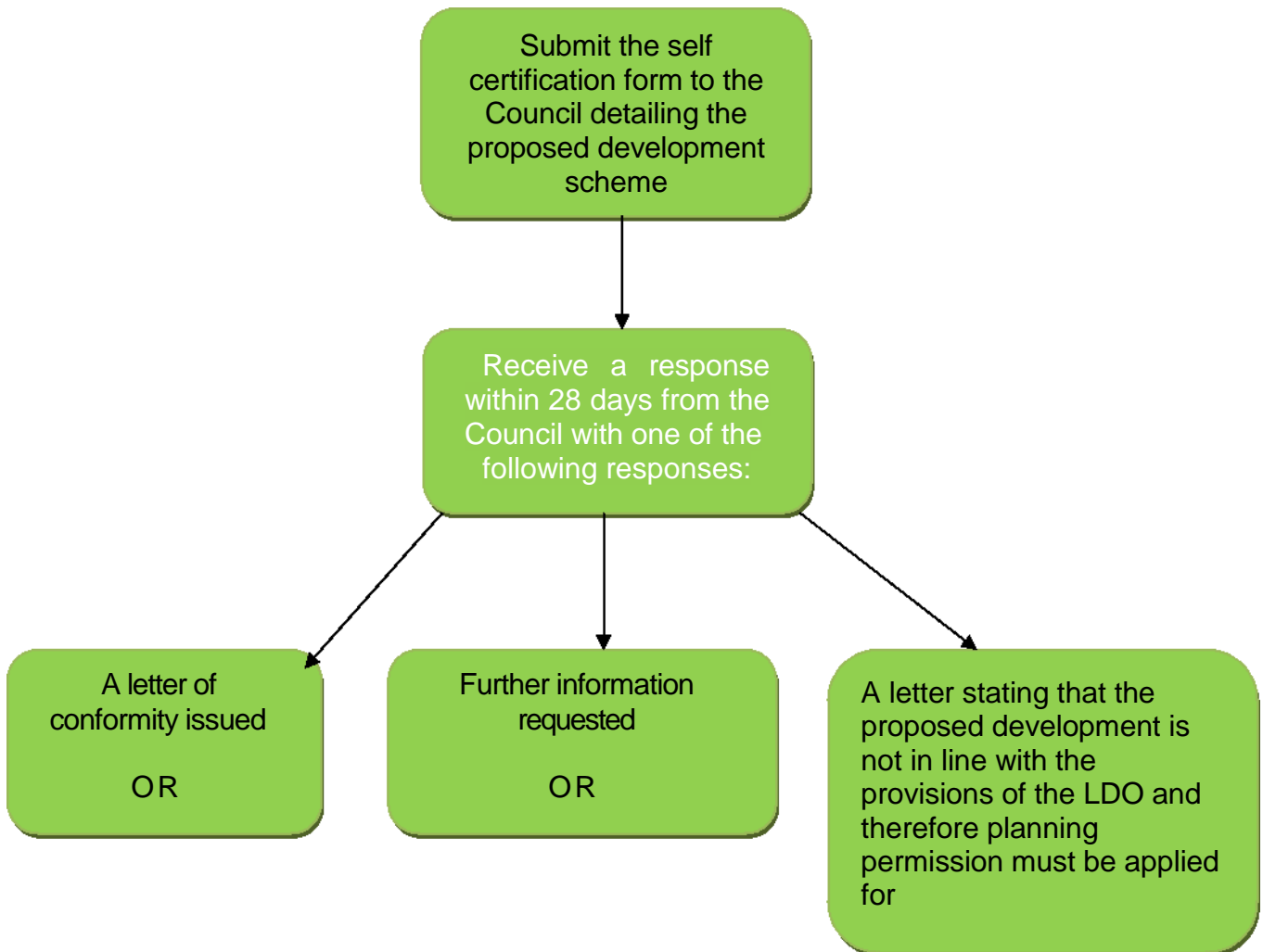


4.7 The full terms of this LDO, along with conditions, are detailed in Appendix 1 of this document. The Local Development Order makes no changes to advertisement consent regulations, since these are subject to separate legislation outside of the terms of legislation covering Permitted Development.

4.8 Phases 4, 5 and 6 of Stratton Business Park (see Appendix 2) are at various stages of development status. They are included in this LDO subject to outline planning permission, reserved matters approval or full planning approval being granted first, and the buildings under those approvals having been built.

## 5. Procedure

It is proposed that the LDO shall use the following procedure:



5.1 Development which has started under the provision of the LDO can be completed following the expiry of the LDO, or in the event that the LDO is revoked or revised. The uses that have taken place will therefore be allowed to continue to operate but no further changes of use will be allowed under the terms of the LDO following its expiry without planning permission.

5.2 Proposed development which falls outside the scope of the LDO will require the submission of a planning application or other appropriate application. For the avoidance of doubt, an LDO does not exclude applicants from applying for planning permission for developments that are not permitted by the Order. Neither does an LDO supersede the requirements for development to comply with all other relevant legislation, for example, Building Regulations, Environmental Health, Hazardous Substances Consent, and licences or permits from other bodies such as the Environment Agency.

## **6. Conditions and Informatives**

6.1 Developments undertaken under the terms of the proposed Local Development Order will be subject to standard conditions in areas such as highways, contaminated land, noise, design, proximity to neighbouring uses and others. The full proposed standard conditions can be found in Part C of Appendix 1 of this document. Informatives, covering a number of areas, can be found in Part D of Appendix 1 of this document.

## **7. Environment Impact Assessment (EIA) Screening**

7.1 There are some potentially sensitive receptors in the wider area, including a Scheduled Monument and a County Wildlife Site nearby.

7.2 It is considered that, subject to the appropriate conditions, the proposed Local Development Order would not have any unusually complex or potentially hazardous environmental effects sufficient to trigger the need for an EIA. The proposed LDO has been considered against the relevant tests set out under the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 and the Local Planning Authority has formally adopted an opinion that an EIA is not required.

## **8. Monitoring**

8.1 This LDO will be monitored to assess its effectiveness in delivering development. Although the requirement to report on the LDO as part of the Annual Monitoring Report (AMR) process has been removed, the Council still considers it useful to monitor this information.

## **9. Compliance and Enforcement**

9.1 Failure to comply with the terms of the LDO or any other statutory requirements may result in appropriate enforcement action being taken by the Local Planning Authority.

## **10. Consultation on the LDO**

10.1 Central Bedfordshire Council has undertaken public and business consultation on this draft LDO with relevant stakeholders and the communities affected. This consultation will follow the publicity and consultation requirements of Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), and be in accordance with the Council's own guidelines on public consultation as set out in the 'Statement of Community Involvement' (2012). The final version of this document incorporates a number of changes made in response to this consultation, along with a number of updates and corrections.

## Appendix 1: The Stratton Business Park Local Development Order

### Part A

1. This Local Development Order relates to the area within Stratton Business Park, as outlined in red on the map contained within Appendix 2.
2. The Order grants planning permission, subject to compliance with certain criteria and standard conditions, for the extension or alteration of an office building, industrial building or warehouse. The criteria which proposed development will be permitted under are detailed in Part B.
3. Planning permission is granted for the above development proposals subject to conditions set out in Part C.
4. The Order, and the terms within it, will be active for a period of five years following the day of its adoption, and will expire following this period. The Order will therefore cease to apply following the fifth anniversary of the adoption of the Order.
5. Development which has started under the provision of the Order will be allowed to be completed in the event the Order is revoked or revised.
6. Development which has started under the provision of the Order prior to its expiry can be completed following the expiry of the Order.
7. The developments that have taken place under the Order will therefore be allowed to continue to operate but no new developments will be allowed under the terms of the Order following its expiry without planning permission.
8. For the purposes of this document, the AgriFood sector is defined as the production, processing, manufacturing or distribution of food or drink products or companies that form a significant part of the agriculture, food and drink supply chain – wherein a significant part of their business is supplying this sector. It also includes associated bioscience. This definition of the AgriFood sector is hereafter referred to for simplicity just as “AgriFood”.
9. In terms of extensions, existing buildings can only benefit once from the allowance set out in Part B (12) of the Stratton Business Park Local Development Order.
10. Phases 4, 5 and 6 of Stratton Business Park (see Appendix 2) are at various stages of development status. They are included in this LDO subject to outline planning permission, reserved matters approval or full planning approval being granted first, and the buildings under those approvals having been built.

### Part B

In addition to the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting

that Order with or without modification, within the area identified in the map at Appendix 2, and subject to the conditions detailed in Part C, the following development is permitted:

1. The change of use of a building from a use falling within Class B2 (general industrial) or B8 (storage or distribution) of the Schedule to the Use Classes Order, to a use for any purpose falling within Class B1 (business).
2. The change of use of a building from a use falling within Class B2 (general industrial) of the Schedule to the Use Classes Order, to a use for any purpose falling within Class B8 (storage or distribution).
3. The sub division of a building within Class B1 (business); Class B2 (general industrial) or B8 (storage and distribution) of the Schedule to the Use Classes Order to create a new planning unit falling within Class B1 (business); Class B2 (general industrial) or B8 (storage and distribution).
4. The installation, alteration or replacement of external cladding, shutters, windows or doors.
5. The installation, alteration or replacement of mezzanine flooring
6. The installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
7. The installation, alteration or replacement of external lighting.
8. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
9. The installation, alteration or replacement of fume or odour extraction at a premises used for the AgriFood sector.
10. The installation of fixed plant and equipment
11. The erection or installation of a single storey structure for ancillary purposes such as the parking of bicycles, the charging of electric cars, a smoking shelter, a covered bin store or the housing of plant or machinery, including those for green energy, biomass or Combined Heat and Power (CHP) systems. The gross footprint of the structure (measured externally) must not exceed 100 square metres. Existing premises can only benefit once from this allowance under the LDO.
12. The extension of a building used for a purpose falling within Class B1 (business), B2 (general industrial) or B8 (storage or distribution) of the Schedule to the Use Classes Order up to a maximum of:
  - (i) 1200 square metres of new floor space; or
  - (ii) 1500 square metres of new floor space in the case of a building used for a purpose within the AgriFood sector.
13. The formation, laying out or construction of a hard surface to form a service road and the maintenance or improvement of such a surface including the replacement in whole or in part of such a surface provided they do not provide direct access onto a classified road.
14. 24 hour access is allowed to extensions constructed under the LDO. Businesses which are located within 150m of residential property require prior written approval from the Council.

All references to new floor space to be provided through the LDO relate to GEA which is defined as the gross external area measured in accordance with the RICS Code of Measuring Practice published by the Royal Institution of Chartered Surveyors and the Incorporated Society of Valuers and Auctioneers Sixth Edition (2007 edition).

## **Part C**

Development under this Local Development Order is subject to the following conditions:

### **1. Height and layout:**

No development under the provisions of Appendix 1, Part B (11) and (12) of the LDO shall exceed –

- (i) if within 10 metres of any curtilage of a residential property, 5 metres in height; or
- (ii) in all other cases, the height of the building being extended.

Reason: In the interests of visual and residential amenity.

No development under the provisions of Appendix 1, Part B (8) of the LDO shall exceed –

- (i) if erected or constructed less than 2 metres from any highway used by vehicular traffic, 1 metre in height; or
- (ii) if erected or constructed less than 2 metres from any residential property, 2 metres in height; or
- (iii) in all other cases, 3 metres in height.

Reason: In the interests of visual and residential amenity and highway safety.

All development under the provisions of the LDO shall be within the curtilage of an existing Class B1 (business), Class B2 (general industrial) or B8 (storage or distribution) site and shall only be used for a purpose incidental to the use of that Class B1 (business), Class B2 (general industrial) or B8 (storage or distribution) site.

Reason: To prevent the amalgamation of existing B Class sites to create larger planning units and thereby ensure that the LDO only permits development of an appropriate scale.

### **2. Noise disturbance and privacy:**

Noise resulting from the use of plant, machinery or equipment shall achieve a level which is equal to or below the existing background level when assessed

in accordance with BS4142, at a point one metre external to the nearest noise sensitive building.

Reason: To prevent nuisance from noise and to safeguard the amenities of neighbouring residents.

Any upper-floor window located in a wall or roof slope fronting any residential dwelling at a distance of 21 metres or less shall be—

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To safeguard the amenities of neighbouring residents.

### **3. Lighting:**

Any external lighting on the site shall be installed to meet the guidance provided by the Institution of Lighting Professionals in their document 'Guidance Notes for the Reduction of Light Pollution'. The guidance notes are available from the Institute of Lighting Professionals website.

Reason: In the interests of visual and residential amenity.

No external lighting column shall exceed 5 metres in height.

Reason: In the interests of visual and residential amenity.

### **4. Odour / Fume Extraction & Fixed Plant**

No development under the provisions of Appendix 1, Part B (9) of the LDO shall take place until the proposed means of odour and fume extraction / fixed plant and equipment has been approved in writing by Central Bedfordshire Council's Environmental Health Department.

Reason: In the interests of neighbouring amenity and to ensure that the development properly conforms to Environmental Health legislation and guidance.

No development under the provisions of Appendix 1, Part B (9) of the LDO shall exceed the height of the eaves of the building on to which it is attached by more than one metre.

Reason: In the interests of visual and residential amenity.

## **5. Land contamination:**

No development under the provisions of Appendix 1, Part B (12) of the LDO shall take place until written confirmation has been secured from the Public Protection Team as to whether a Site Investigation and Remediation Report will be required.

Any scheme of investigation and / or remediation, including variations as required by the Public Protection Team shall be submitted to and approved in writing by the Public Protection Team prior to the commencement of such works. This should include responses to any unexpected contamination discovered during works.

Should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency approval of measures to protect water resources must be sought. Waste Licensing and related matters are also in the remit of the Environment Agency.

Reason: To protect human health and the environment.

## **6. CBC Parking Standards:**

All development under the provisions of Appendix 1, Part B (1), (2), (3), (5), (11) and (12) of the LDO, shall make provision for vehicular parking and manoeuvring arrangements in accordance with the CBC Parking Strategy, Appendix F, Central Bedfordshire Local Transport Plan as endorsed for Development Management purposes by CBC Executive October 2012 and the Central Bedfordshire Design Guide, Adopted March 2014 (or any adopted documents revoking or re-enacting those documents).

For any development where the parking and manoeuvring arrangements are not in accordance with those documents, an evidence base demonstrating that the parking and manoeuvring arrangements proposed will not have a detrimental affect on the adjacent highway safety, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interest of highway safety and to minimise danger, obstruction and inconvenience to users of the adjoining highway.

## **7. Drainage:**

No development under the provisions of Appendix 1, Part B (12) of the LDO shall take place until a scheme detailing the design, construction and associated management and maintenance for the proposed surface water drainage system, based on sustainable principles, and foul water drainage has been submitted to and approved in writing by the Local Planning Authority.



The approved drainage system shall be implemented in accordance with the approved detailed design and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

No building shall be occupied until the developer has formally submitted in writing to the Local Planning Authority that the approved scheme has been checked by them and has been correctly and fully installed as per the approved details.

The drainage design must therefore ensure that the frequency and rate of discharge and volume of surface water run off from the new development is, wherever possible, equal to the frequency and rate of discharge and volume of surface water that would be discharged under equivalent pre-developed conditions.

Reason: To ensure that the entire system will be operationally ready at all times and functions within the performance requirements; that the operation of the system is safe, environmentally acceptable, and economically efficient; that as far as possible the failure of one section of a drainage system will not adversely affect the performance of the other parts. To prevent the pollution of the underlying Principal Aquifer and the water environment.

### **8. Archaeology:**

No development under the provisions of Appendix 1, Part B (4, 6, 7, 8, 11, 12 and 13) of the LDO shall take place until the details of the proposal have been sent to the Central Bedfordshire Council Development Control Archaeologists and they have confirmed in writing that the proposal is compliant with the requirements of paragraphs 132 to 134 of the *National Planning Policy Framework* (NPPF).

Reason: To prevent substantial harm being caused to the setting of the Stratton Park medieval moated enclosure and manorial earthworks Scheduled Monument, which under the terms of the NPPF are designated heritage assets of the highest significance.

## **Part D**

Additionally, attention is drawn to the following advice notes:

### **1. Land contamination:**

INFORMATIVE: It is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Council's Contaminated Land Pollution Team and the Environment Agency without delay. Any land contamination identified shall be remediated to the satisfaction of the Environment Agency to ensure that the site is made suitable for its end use.

## **2. Wheel Cleaning:**

INFORMATIVE: It is contrary to Section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. All development should therefore be designed and constructed so that surface water from the development does not drain into the public highway or the highway drainage system.

## **3. Travel plans and travel plan statements:**

INFORMATIVE: In the interests of improving site access and travel choice, reducing congestion and demand for parking spaces and increasing business efficiency and equality, a Travel Plan should be prepared and implemented for all commercial premises in accordance with the Council's detailed guidance and thresholds which are available online via the Council's website (<http://www.centralbedfordshire.gov.uk/travelling/your-travel-choices/travel-plans/travel-plans-and-guidance.aspx>).

## **4. Conformity with the design guide:**

INFORMATIVE: The building siting, design and materials of all development, landscaping and green infrastructure should be carried out in accordance with the design principles set out within the Central Bedfordshire Design Guide, Adopted March 2014 (or any subsequent Central Bedfordshire Design guidance document revoking or re-enacting that document) and shall include appropriate manoeuvring space for vehicles to access and egress from site in forward gear.

## **5. Flood risk and drainage:**

INFORMATIVE:

When addressing flood risk and drainage matters, consideration should be given to opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development and the application of sustainable drainage systems (SuDS). New development should be sustainable and where appropriate contribute to the creation of infrastructure and communities that are safe from flooding for their intended lifetime through the use of sustainable drainage systems (SuDS).

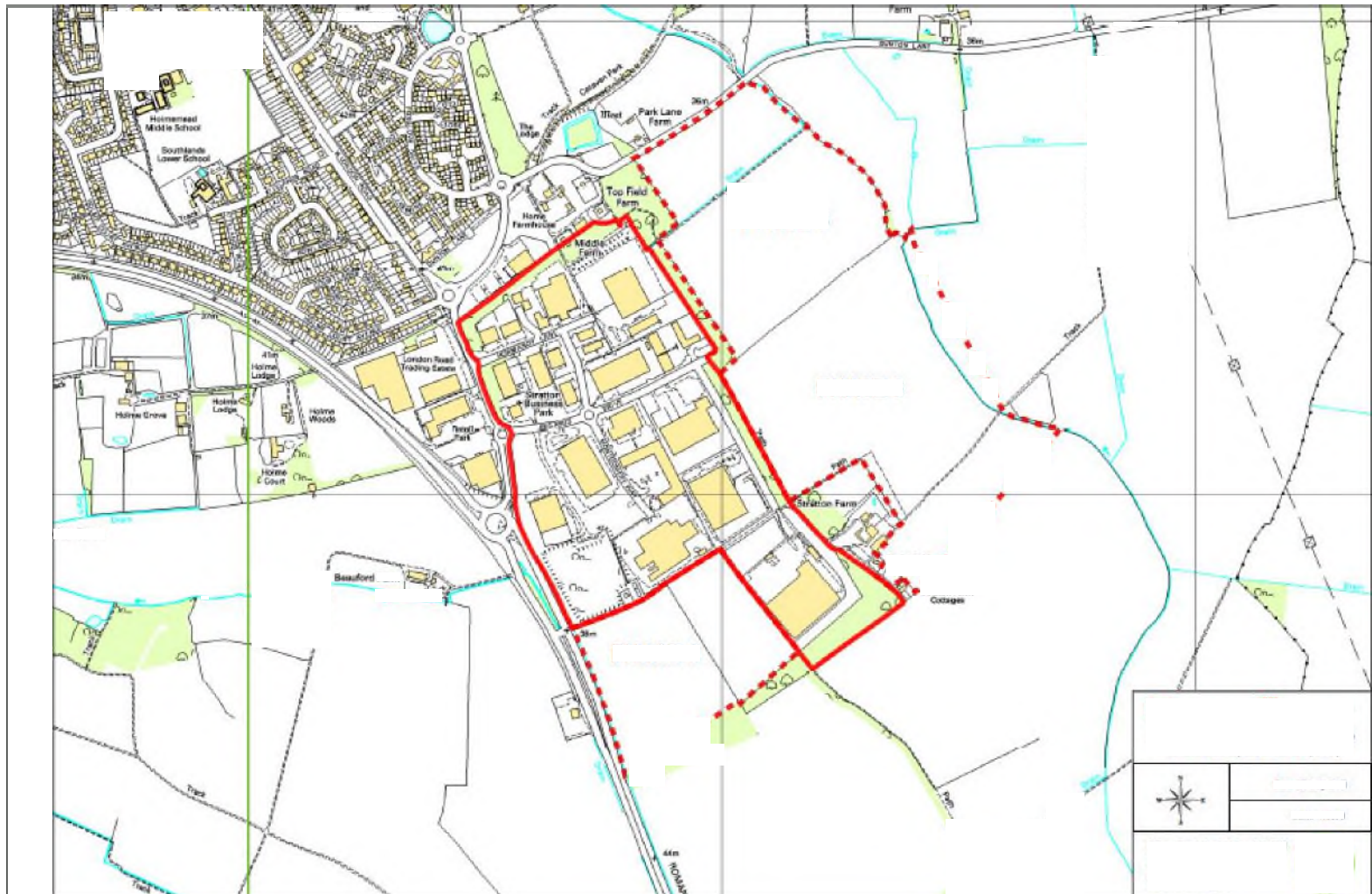
Prior to any development involving the creation of any hardstanding or impermeable surface, including the erection of ancillary structures or the extension of any existing building, it is advised that you discuss the management of surface water with the Environment Agency, Internal Drainage Board, the Lead Local Flood Authority, and relevant Sewerage Undertaker. Applicants may be asked to provide information to allow for an assessment to be made of the appropriateness of the type of surface water drainage system for a proposed site, along with details of its extent/position, function, and future management arrangements. SuDS should be proposed in accordance with the Council's sustainable Urban Drainage Guidance and

should be properly designed and ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development.

## **6. Contamination and groundwater protection requirements**

In accordance with the Environment Agency Groundwater Protection Policy, direct discharges into groundwater of surface water run-off are not acceptable. The design, construction and future operation and maintenance of any drainage system must be in accordance with the Environment Agency's Groundwater Protection Policy. The Environment Agency should be consulted on the design of foul and surface water drainage, to prevent the pollution of the underlying Principal Aquifer and the water environment. Further advice in respect of flood risk and the design of foul and surface water drainage is available online via the Environment Agency's website.

## Appendix 2: The Stratton Business Park Local Development Order Site Plan



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## Contact us...

Për Informacion Per Informazione Za Informacije नारदरारी लररी | برای اطلاع  
المعلومات | معلومات كے لئی | তথ্যের জন্য | Za Informacja

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