

Appendix 2: Technical Consultation Responses

<u>Issues Raised</u>	<u>Officer Consideration</u>
LBC Environmental Protection:	No adverse noise implications are anticipated through the considered noise impact assessment. A condition relating to any potential unidentified contamination is requested.
LBC Highways:	No objections following the agreement of the findings and recommendations of a safety audit of the proposal.
LBC Education:	Primary contribution of £230,168 required for improvements to Wauluds Primary School and secondary contribution of £59,285 designated for ACE expansion.
LBC Museums:	No comments received. Any comments will be reported to the Meeting.
LBC Waste Management:	Contribution of £982.80 requested for the provision of services.
LBC Parks:	No comments received. Any comments will be reported to the Meeting.
LBC Ecology:	No objections. There is limited ecological value associated with the parcel of land and the findings and recommendations of the submitted appraisal are appropriate and can be accepted.
LBC Corporate Energy Manager:	No comments received. Any comments will be reported to the Meeting.
LBC Building Control:	No comments received. Any comments will be reported to the Meeting.
LBC Archaeology:	No objections to the proposal.
LBC Libraries:	No comments received. Any comments will be reported to the Meeting.
LBC Lead Local Flood Authority:	No objections, however, only subject to the satisfactory discharge of relevant conditions.
Affinity Water:	No comments received. Any comments will be reported to the Meeting.
Thames Water:	No objections. Condition relating to petrol/oil interceptors requested.
Environment Agency:	No comments received. Any comments will be reported to the Meeting.

Bedfordshire Police:	No comments received. Any comments will be reported to the Meeting.
Bedfordshire Fire and Rescue:	No objections. Developer must ensure that the existing hydrant rear of No. 6 Sherd Close is not damaged.

Appendix 3: Public Consultation Responses

<u>Issues Raised</u>	<u>Officer Consideration</u>
Loss of habitat.	Considered within the body of the report.
Loss of view to bus routes.	Loss of a view to a service does not materially implicate a living environment.
Loss of use of the space.	Development affects only a small part of Freeman's Green, the vast majority of which will be unaffected by this scheme. The proposal is supported by current adopted planning policy on this issue and is considered within the body of this report.
Loss of open/green space.	Considered within the body of the report.
Noise and disturbance.	Residential development of a pattern consistent with the locality is not considered to result in significant noise and disturbance.
Noise from additional traffic.	Residential level activity within a cul-de-sac is not considered to result in significant adverse implications.
Parking.	Considered within the body of the report.
Construction disturbance.	Not a material consideration. CMS conditioned for.
Loss of privacy.	Considered within the body of the report.
Visual intrusion/overbearing.	Considered within the body of the report.
Loss of outlook.	Considered within the body of the report.
Local infrastructure not capable of coping.	Education considered within the body of the report. Provision of health infrastructure not regulated by the Council.

Personal health issues associated with the development of the land.	Individual health matters cannot be considered within the determination of a planning application.
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