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File No: CHE/17/00017/OUT
Plot No: 2/1002

ITEM 4

PROPOSED OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR ONE HOUSE JOINING ONTO 1 BRANTON CLOSE AT 1 BRANTON CLOSE, BOYTHORPE, DERBYSHIRE, S40 2NL FOR MR MICHAEL KIRBY – ADDITIONAL INFORMATION RECEIVED ON 14/03/2017

Local Plan: Unallocated
Ward: Rother

1.0 **CONSULTATIONS**

Ward Members	Comments from Cllr Flood
Strategy Planning Team	No comments
Environmental Services	No objections
Design Services	Comments received – see report
Yorkshire Water Services	No comments
DCC Highways	Comments received – see report
The Coal Authority	Comments received – see report
Urban Design	No objections
Neighbours/Site Notice	Four representations received – see report

2.0 **THE SITE**

2.1 The site the subject of the application comprises land to the side of 1 Branton Close, in the Rother area of Chesterfield. 1

Branton Close is a semi-detached house, situated on a corner plot on a relatively flat gradient. The house is brick-built, with a pitched tile roof and UPVC windows and doors. The majority of other properties within the locality are of a similar style. To the North of the site, an open garden area leads to the front of the house. A lean-to porch is attached to the front of the house, and a driveway leads down the Western side of the house. A single, flat roofed garage is situated at the end of the driveway, within the rear garden. The rear garden is situated to the South of the site and is rectangular in form. Timber fences and areas of foliage form the boundaries, and an outbuilding is attached to the rear of the garage. The roadway of Branton Close is situated to the North of the site, 3 Branton Close is situated to the East of the site, 16 Grindlow Avenue is situated to the South of the site, and a large grass verge is situated to the West of the site. The area of land subject to this planning application is this grass verge and part of the existing garden. The proposed development site is largely rectangular in form, and measures approximately 0.02 hectares. The grass verge is currently owned by Chesterfield Borough Council, and notice has been served.





3.0 **RELEVANT SITE HISTORY**

3.1 A pre-application enquiry was made in October 2015 seeking advice with regards to whether the erection of a dwelling on land adjacent to 1 Branton Close would be possible. It was advised that there may be scope for a development of this nature.

4.0 **THE PROPOSAL**

4.1 An outline planning application with all matters reserved has been made for one house joining onto 1 Branton Close, with additional information received on 14/03/2017.

4.2 Acquisition of the area of grass verge as well as part of the garden to 1 Branton Close would be required to cater for this proposed development. An application form, site location plans, indicative layout and coal mining risk assessment have been submitted, however no other details have been provided at this stage. Approval of the details of the access, scale, layout, external appearance and landscaping of the site would be considered under a subsequent, separate reserved matters application.

4.3 The indicative site layout suggests that the proposed new dwelling would be attached to the Western side of 1 Branton Close, and that a vehicular access and parking to serve the new dwelling would be situated to the South of the site, from Grindlow Avenue. Pedestrian access to the site would be from Branton Close, to the North of the site. 1 Branton Close is owned by the applicant, and has no side windows to the West elevation. Acquisition of part of the garden to 1 Branton Close would be required to cater for this proposed development, which would result in the existing driveway, garage and outbuilding being lost.

4.4 The application is assessed on the basis of the application form, site location plans, indicative layout and coal mining risk assessment only.

5.0 **CONSIDERATIONS**

5.1 **Local Plan Issues**

5.1.1 The site is situated within the built settlement of Rother. This area is predominantly residential in nature, and is situated in close proximity to areas of green open space. Having regard to the nature of the application, policies CS2 and CS18 of the Core Strategy and the wider National Planning Policy Framework (NPPF) apply. In addition, the Councils Supplementary Planning Document on Housing Layout and Design 'Successful Places' is also a material consideration.

5.1.2 Policy CS2 (Principles for Location of Development) states that when assessing planning applications for new development not allocated in a DPD, proposals must meet the following criteria / requirements:

- a) adhere to policy CS1
- b) are on previously developed land
- c) are not on agricultural land
- d) deliver wider regeneration and sustainability benefits
- e) utilise existing capacity in social infrastructure
- f) maximise walking / cycling and the use of public transport
- g) meet sequential test requirements of other national / local policies

All development will be required to have an acceptable impact on the amenity of users or adjoining occupiers taking into account noise, odour, air quality, traffic, appearance, overlooking, shading or other environmental, social or economic impacts.

5.1.3 Policy CS18 (Design) states that all development should identify, respond and integrate with the character of the site and its surroundings and development should respect the local character and the distinctiveness of its context. In addition it requires development to have an acceptable impact on the amenity of neighbours.

In addition to the above, the NPPF places emphasis on the importance of good design stating:

'In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

- 5.1.4 In addition to the above, in July 2013 the Council adopted 'Successful Places' which is a Supplementary Planning Document which guides Sustainable Housing Layout and Design. The development proposed should be assessed against the design principles set out in this supporting document.
- 5.1.5 The proposed development site is situated within walking and cycling distance from Chesterfield Town Centre. Although the area of land is previously undeveloped, the use of this land would allow sufficient garden space for 1 Branton Close as well as the proposed new dwelling. It is not considered that this site is of high environmental value, and the principle of residential development is therefore considered to be acceptable. The site is located within a built-up area where new housing development would be considered appropriate in principle. As such, this proposed development site is considered to be sufficiently sustainable for a development of this nature and is a logical housing plot.
- 5.1.6 The Planning Policy response stated that the council is currently able to demonstrate a five year supply of deliverable housing sites. Furthermore the NPPF is also clear that "Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development" (NPPF para 186). Decisions should be plan-led unless material considerations indicate otherwise and LPAs should apply the presumption in favour of sustainable development when determining development proposals. Policy CS10 must be read in combination with policy CS1, the spatial strategy, which sets out that the overall approach to growth will be to concentrate new development within walking and cycling distance of centres. In this case the location of the proposed development meets the spatial strategy (CS1) objective of being within walking distance of a centre, as the new Local Centre at Redvers

Bullers Road is within a 10 minute (800m) walk. There are also primary and secondary schools within walking distance along with a range of other facilities and bus routes on Boythorpe Road. The aim of CS10 (set out in para 5.34 of the Core Strategy) is to “ensure a supply of housing land the location of the site and the development proposed would meet the relevant criteria in Core Strategy policies CS1 and CS2 and would help meet the strategic objectives of the Local Plan, notwithstanding local impact considerations. The principle of small scale housing development in such a location would be in broad accordance with the NPPF. The site size is such that there are no requirements other than a CIL payment, having regard to Core Strategy policies CS4, CS9, CS11 and CS18. It is necessary for the development have a sustainable urban drainage system unless this is demonstrated to be unfeasible or unviable (Core Strategy CS7).

5.2 **Design and Appearance (Including Neighbour Effect)**

- 5.2.1 The site location plan indicates that the site measures approximately 0.02 hectares, and the indicative layout suggests that the new dwelling would be attached to the Western side of 1 Branton Close. The site would abut the boundaries with 1 Branton Close to the East and 16 Grindlow Avenue to the South. Other neighbouring properties are situated several metres away from the proposed development site.
- 5.2.2 Having regard to the site location plan, it is expected that the development may impose the greatest degree of change to 1 Branton Close and 16 Grindlow Avenue. 1 Branton Close has no side windows to the West elevation, where the new dwelling is proposed to be attached, and the rear garden is South facing. The division of part of this garden would allow sufficient outdoor amenity space for 1 Branton Close as well as the proposed new dwelling, in line with standards. The plans would result in the existing driveway, garage and outbuilding at 1 Branton Close being lost. Compensatory parking provision for 2 cars would be required, however this appears to be achievable. It is not therefore considered that these proposals would result in any significant adverse impact on this neighbouring property. 16 Grindlow Avenue is

situated several metres away from the suggested location of the proposed new house and has no side windows to the North elevation. It is not therefore considered that there would be any issues in terms of overlooking, overshadowing or an overbearing impact for this neighbouring property. It is considered that the potential impact on these neighbouring properties would not be significant, however this would be clarified at the reserved matters stage.

- 5.2.3 It is considered that there is scope to design a scheme that would ensure that there would be no significant issues in terms of overlooking, overshadowing or an overbearing impact on neighbouring properties. It is also considered that the dimensions of the site would allow for a development with appropriate separation distances between properties. As such, it is not considered that these issues would be significant enough to warrant a refusal.
- 5.2.4 The site location plan indicates that the site would measure approximately 200 square metres. The 'Successful Places' SPD indicates that a new dwelling would require a minimum of 50 Square Metres of outdoor amenity space, dependent upon the size of the dwelling. It is considered that the remaining 150 Square Metres of the site would be sufficient space for the construction of a house as well as adequate parking provision.
- 5.2.5 Overall it is accepted that development of this nature on previously undeveloped land would impose an impact upon boundary sharing neighbours. In this instance there is however a case to argue that this impact would be minimal, due to the relationship between properties and the orientation of the site.
- 5.2.6 In the context of the provisions of Policies CS2 and CS18 of the Core Strategy and the material planning considerations in relation to neighbour impact, it is concluded that the development can be designed to prevent any significant adverse impact upon the privacy and/or outlook of the adjoining and/or adjacent neighbours. As such, the development is considered to be acceptable in terms of these policies.

5.2.7 Overall the principle of this scheme is considered to be acceptable, and is in accordance with policies CS2 and CS18 of the Core Strategy and the wider SPD.

5.3 Urban Design

5.3.1 The Urban Design Officer was consulted on the application. He concluded that the plot would appear to be sufficient to accommodate a modest dwelling of similar size and scale to the existing house, subject to verification of the plot dimensions. The detailed proposals would need to ensure adequate visibility can be achieved at the junction and also emerging visibility for proposed parking, subject to advice from the DCC Highway Engineer. Any design should also seek to address both the front and side elevations through its fenestration and also provide a suitable rear access path to the rear garden of the mid-terrace house that would be created as a result of the development. In the event that permission is recommended for approval, conditions requiring details of the materials, boundary treatments and landscaping should be applied to any consent. The Urban Design Officer highlighted that there are inaccuracies in terms of the dimensions shown on the indicative plans. It is worth highlighting that these plans are purely indicative however, and there is no requirement to provide these at this stage. The detailed layout of the site would be considered at the Reserved Matters stage. The Urban Design Officer indicated that sufficient space would be available on site for a modest dwelling nevertheless, based upon OS base map dimensions. He also recommended that the rear access includes sufficient width for a rear access path to be provided to the rear garden of No. 1 Branton Close to enable bins to be stored within the rear garden.

5.4 Highways Issues

5.4.1 The Highways Officer was consulted on this application and she raised no objections. She stated that subject to a visibility splay of 2.4m x 43m being maintained the Highway Authority has no objection to the proposal and it is recommended that the following conditions are included in any consent.

1. Before any works are commenced, the applicant shall submit and have approved, in writing, a suitable scale drawing demonstrating a 2.4m x 43m visibility splay from Branton Close on to Grindlow Avenue. This area shall be maintained clear of any obstructions greater than 1m in height (0.6m in the case of vegetation) relative to nearside carriageway channel level for the life of the development.

2. Before any other operations are commenced, a new vehicular and pedestrian access shall be formed to Grindlow Avenue, located, designed, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions, all as agreed in writing with the Local Planning Authority, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

3. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking of vehicles associated with both the existing and proposed dwelling, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

5.5 Water/Drainage

5.5.1 Design Services (Drainage) were consulted on this application and raised no objections subject to the submission of drainage details prior to construction. This shall be imposed as a condition.

5.6 Land Condition / Contamination

5.6.1 The site the subject of the application is currently part garden and part grass verge and therefore land condition and contamination need to be considered having regard to policy CS8 of the Core Strategy.

5.6.2 The Council's Environmental Health team has reviewed the proposals and commented that they have no objections to the plans. It has been considered that a condition should be

imposed placing restrictions on the hours of construction in the interests of protecting the amenity of neighbouring properties.

5.6.3 In respect of potential Coal Mining Risk, the site the subject of the application lies within the Red Referral Area. The Coal Authority were consulted on this application and they stated that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The applicant has obtained appropriate and up-to-date coal mining information for the proposed development site; including information from BGS with regard to geological mapping and historical borehole records, historical Ordnance Survey maps and information from The Coal Authority in the form of a Non-Residential Coal Mining Consultants Report. This information has been used to inform a Coal Mining Risk Assessment (March 2017, prepared by Geoinvestigate Limited) to accompany the planning application. The report concludes that there are significant coal mining stability risks and perhaps gas hazards to the proposed development. Consequently further exploratory drilling, gas monitoring are recommended in order to properly determine the coal mining risk at the site.

5.6.4 The Coal Authority stated that they concur with the recommendations of the Coal Mining Risk Assessment Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development. In the event that the site investigations confirm the need for remedial works to treat

the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development. A condition should therefore require prior to the submission of the reserved matters:

- * The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;

- * The undertaking of that scheme of intrusive site investigations;

- * As part of the reserved matters application the submission of a report of findings arising from the intrusive site investigations;

- * As part of the reserved matters application the submission of a scheme of remedial works for the shallow coal workings for approval; and

A condition should also require prior to the commencement of development:

- * Implementation of those remedial works.

5.7 Community Infrastructure Levy (CIL)

5.7.1 Having regard to the nature of the application proposals the development comprises the creation of a new dwelling and the development is therefore CIL Liable.

5.7.2 The site the subject of the application lies within the medium CIL zone (£50/sqm) and therefore the CIL Liability would be calculated using calculations of gross internal floor space on this basis.

6.0 REPRESENTATIONS

6.1 As a result of neighbour notification, four letters of representation have been received (16, 49, 51 Grindlow Avenue and 3 Branton Close) together with comments from Councillor Flood on behalf of local residents. These letters

raised concerns with regards to the loss of the grass verge, the impact on views, highway safety, visibility splays and parking, light pollution from headlights, concerns with regards to the accumulation of builders rubbish, a decrease in property values, inaccuracies in terms of measurements, the impact on the appearance of the street scene, and the loss of a fire hydrant sign.

6.2 ***In response to these comments, the grass verge is not considered to be of high environmental value and the principle of residential development is therefore considered to be acceptable. Full details with regards to the access, scale, layout, external appearance and landscaping of the site would be submitted at the Reserved Matters stage. As such, it is not possible to comment on issues with regards to the impact on views and the impact on the appearance of the street scene. With regards to highway safety, visibility splays and parking, there have been no objections raised by the Highways Department. Conditions are to be imposed to ensure that appropriate visibility splays can be achieved and to ensure that an appropriate level of parking would be provided for both the existing property and the proposed new property. It is only expected that one on street parking space would be lost as a result of this proposal, which is considered to be acceptable. It is not considered that light pollution from headlights would be an issue of any major significance, and any issues with regards to the accumulation of builders rubbish is purely an assumption and a temporary issue.***

6.3 ***The point raised with regards to a potential decrease in property values would not constitute a Planning consideration. The potential impact on a fire hydrant may be a concern, and as such the applicant would be required to relocate any fire hydrant to an appropriate and accessible location but this would not be a reason to resist any development. An informative should be added to this effect. With regards to noise and disruption, a condition should be imposed restricting working hours during construction in order to reduce the impact on neighbouring residents. It is acknowledged that some level of noise and disruption***

would be caused by the development, however it is considered that the imposition of such a condition would ensure that this was kept to a minimum.

7.0 **HUMAN RIGHTS ACT 1998**

7.1 Under the Human Rights Act 1998, which came into force on 2nd October 2000, an authority must be in a position to show:

- Its action is in accordance with clearly established law
- The objective is sufficiently important to justify the action taken
- The decisions taken are objective and not irrational or arbitrary
- The methods used are no more than are necessary to accomplish the legitimate objective
- The interference impairs as little as possible the right or freedom

7.2 It is considered that the recommendation is objective and in accordance with clearly established law.

7.3 The recommended conditions are considered to be no more than necessary to control details of the development in the interests of amenity and public safety and which interfere as little as possible with the rights of the applicant.

7.4 Whilst, in the opinion of the objectors, the development affects their amenities, it is not considered that this is harmful in planning terms, such that any additional control to satisfy those concerns would go beyond that necessary to accomplish satisfactory planning control

8.0 **STATEMENT OF POSITIVE AND PROACTIVE WORKING WITH APPLICANT**

8.1 The following is a statement on how the Local Planning Authority (LPA) has adhered to the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 in respect of decision making in line with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF).

8.2 Given that the proposed development does not conflict with the NPPF or with 'up-to-date' Development Plan policies, it is considered to be 'sustainable development' and there is a presumption on the LPA to seek to approve the application. The LPA has used conditions to deal with outstanding issues with the development and has been sufficiently proactive and positive in proportion to the nature and scale of the development applied for. Pre application advice was provided.

8.3 The applicant / agent and any objector will be provided with copy of this report informing them of the application considerations and recommendation / conclusion.

9.0 **CONCLUSION**

9.1 The proposals are considered to be appropriate in principle, and would not have a significant unacceptable impact on the amenities of neighbouring residents or highway safety. The location of the proposed development site is sufficiently sustainable, is in a built up area and is adequately served by public transport and amenities. As such, the proposal accords with the requirements of policies CS2, CS10, CS18 and CS20 of the Core Strategy and the wider National Planning Policy Framework.

9.2 Furthermore subject to the imposition of appropriate planning conditions the proposals are considered to demonstrate wider compliance with policies CS7, CS8, CS9 and CS10 of the Core Strategy and the wider NPPF in respect of Highways, design, landscaping and materials. This application would be liable for payment of the Community Infrastructure Levy.

10.0 **RECOMMENDATION**

10.1 That a CIL Liability notice be issued as per section 5.7 above.

10.2 That the application be **GRANTED** subject to the following conditions:

Conditions

1. Approval of the details of the access, scale, layout, external appearance and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
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.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. Details of the existing and proposed land levels and the proposed floor levels of the dwelling hereby approved shall be submitted in writing concurrently with any application for the reserved matters being submitted to the Local Planning Authority for consideration. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwelling shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.
5. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development unless otherwise agreed by the Local Planning Authority in writing.
6. Unless otherwise approved in writing by the Local Planning Authority demolition, remediation or construction work to implement the permission hereby granted shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 3:30pm on a Saturday and no work on a

Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

7. Before any works are commenced, the applicant shall submit and have approved, in writing, a suitable scale drawing demonstrating a 2.4m x 43m visibility splay from Branton Close on to Grindlow Avenue. This area shall be maintained clear of any obstructions greater than 1m in height (0.6m in the case of vegetation) relative to nearside carriageway channel level for the life of the development.
8. Before any other operations are commenced, a new vehicular and pedestrian access shall be formed to Grindlow Avenue, located, designed, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions, all as agreed in writing with the Local Planning Authority, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.
9. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking of vehicles associated with both the existing and proposed dwelling, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.
10. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by The Local Planning Authority. These details shall conform to the Chesterfield Borough Council Minimum Development Control Standards for Flood Risk.
11. No development shall take place until site investigation works have been undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. Details of the site investigation works shall be submitted to and approved in writing by The Local Planning Authority. The details shall include;

- The submission of a scheme of intrusive site investigations for approval;
- The undertaking of that scheme of intrusive site investigations;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works for approval; and
- Implementation of those remedial works

Reasons for Conditions

1. The condition is imposed in accordance with article 3 (1) of The Town and Country Planning (General Development Procedure) Order 1995 (as amended).
2. The condition is imposed in accordance with sections 91, 56 and 93 of the Town and Country Planning Act 1990.
3. The condition is imposed in accordance with sections 91, 56 and 93 of the Town and Country Planning Act 1990.
4. In the interests of residential amenities.
5. The condition is imposed in order to ensure that the proposed materials of construction are appropriate for use on the particular development and in the particular locality.
6. In the interests of residential amenities.
7. In the interests of highway safety and parking.
8. In the interests of highway safety and parking.
9. In the interests of highway safety and parking.
10. To ensure that the development can be properly drained.
11. In the interests of coal mining legacy and safety

Notes

1. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy, Transport & Communities at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website
http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, email ETENetmanadmin@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.
2. The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.
3. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
4. Car parking provision should be made on the basis of two spaces per two/three bedroom dwelling or three spaces per four/four plus bedroom dwelling. Each parking bay should measure 2.4m x 5.5m (larger in the case of spaces for use by disabled drivers).
5. Connection to the public sewerage system requires prior consent from Yorkshire Water. Connections to the existing drainage may require Building Control approval.
6. If planning permission is granted for the development which is the subject of this notice, liability for a Community Infrastructure

Levy (CIL) payment is likely to arise. Persons with an interest in the land are advised to consult the CIL guide on the Chesterfield Council Website (<http://www.chesterfield.gov.uk/planning-and-building-control/planning-services/community-infrastructure-levy.aspx>) for information on the charge and any exemptions or relief, and to submit the relevant forms (available from www.planningportal.gov.uk/cil) to the Council before commencement to avoid additional interest or surcharges. If liable, a CIL Liability Notice will be sent detailing the charges, which will be registered as a local land charge against the relevant land.