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File No: CHE/19/00518/FUL  
Plot No: 2/3019

## **ITEM 1**

### **The erection of 2 two bedroom houses 8 Court Place, Staveley, Chesterfield for Chesterfield Borough Council**

#### 1.0 **CONSULTATIONS**

Ward Members:	No comments received.
Staveley Parish Council	No comments received.
Local Highway Authority:	No objection subject to adequate parking provided.
Strategic Planning:	No objections in principle, subject to conditions in relation to biodiversity net gain, electric charging points and other land stability issues being resolved.
Yorkshire Water:	No objection subject to condition
Chesterfield Design Services:	Low risk of flooding. Details required of proposed drainage systems, which should be a separate foul and surface water drainage systems.
Coal Authority:	Material Consideration, subject to condition
Environmental Health:	No objection subject to the submission of a validation/verification report in regards the proposed remediation on site, and conditions on hours of work and air quality.

Representations:

1 comment received in support of proposal.

2.0

## **THE SITE**

2.1

The site is currently an empty plot after the previous 2 bungalows were demolished. The street is dominated by pairs of semi-detached bungalows and the site has housing on all sides and is in a residential area. The previous dwellings were a pair of semi-detached bungalows as seen in the streetscene, with projecting gables to the front of either side. There is lamppost to the front of the site also.





### 3.0 **RELEVANT SITE HISTORY**

3.1 No relevant applications on site.

### 4.0 **THE PROPOSAL**

4.1 It is proposed to build a pair of semi-detached 2 bedroom bungalows which would have hipped roofs and projecting gables to either side of the pair. They would have a brick plinth around the bottom of the dwellings as well as a rendering finish above this. The dwellings are of a slightly larger scale than the previous sited dwellings, with an overall width of 20.3m and a depth of 8m.

4.2 They would have 2 parking spaces to the front and gardens to the rear and it is proposed to move the existing lamppost, as part of the works on site.

### 5.0 **CONSIDERATION**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that, 'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise'. The relevant Development Plan for the area comprises of the Chesterfield Borough Local Plan 2018 – 2035 and the following policies are of relevance:

- CLP1 Spatial Strategy
- CLP2 Principles for Location of Development

- CLP4 Range of Housing
- CLP13 Managing the water cycle
- CLP14 A Healthy Environment
- CLP16 Biodiversity, Geodiversity and the Ecological Network
- CLP20 Design
- CLP22 Influencing the Demand for Travel

5.2 The National Planning Policy Framework is also of relevance

- Chapter 5: Delivering a sufficient supply of homes
- Chapter 8: Promoting healthy and safe communities
- Chapter 9: Promoting sustainable transport
- Chapter 12: Achieving well-designed places

5.3 Supplementary Planning Documents of relevance:

- Designing Out Crime
- Successful Places' Residential Design Guide

#### 5.4 **Principle of Development**

5.4.1 The Council's strategic planning team have been consulted on the proposal and they have commented that as the proposal is to replace two previously sited dwellings which were demolished and is within safe walking distance of a local centre, no objection arises.

5.4.2 The development plan for Chesterfield consists of the adopted Chesterfield Borough Local Plan 2018-2035 (adopted 15th July 2020). The Spatial Strategy in the Local Plan for sites that are not allocated for specific types of development, expressed in policies CLP1 and CLP2, focusses on development being within walking distance of a range of key facilities. For housing, the Council's residential design guide "Successful Places" provides further guidance on what is considered a 'walkable neighbourhood' (ref page 41). This site is within walking distance of a range of key facilities in the local area. The site is within the built-up area as shown on the policies map and the restrictions in policy CLP3 do not apply. The principle of residential development on the site therefore accords with Local Plan policies CLP1 and CLP2.

- 5.4.3 Policy CLP16 seeks a measurable net gain in biodiversity as a result of the development. Whilst the use of the DEFRA biodiversity metric as a means of measuring this is encouraged, it would not be appropriate to use the Metric for such small scale of development and the relatively low value of biodiversity ascribed to domestic gardens however only limited detail has been provided on this matter and a condition will be necessary to secure appropriate detail and provision.
- 5.4.4 The proposed development includes two off street parking spaces. The development should therefore include at least one Electric Vehicle charging point per dwelling to meet policy CLP22 and this can be secured by condition
- 5.4.5 The development of new housing is liable for CIL, subject to any exemptions applied for, at a rate of £20/sqm GIA (subject to index linking).
- 5.4.6 The proposed development is considered appropriate in principle against policies CLP1, CLP2 and CLP20 of the Local Plan and the wider objectives of the NPPF, however a further assessment of the detailed impacts is required under policy CLP14, CLP16, CLP20 and CLP22 as referred to below.

## 5.5 **Residential Impact**

- 5.5.1 Local Plan policy CLP14 states that development will be expected to have an acceptable impact on the amenity of users and neighbours.
- 5.5.2 The proposed dwellings are sited in a similar location to the previous dwellings which existed on the site and which have no side windows. It is not considered that they would have a significant impact on the surrounding dwellings in terms of massing, overlooking or overshadowing. They are also considered to have reasonable size gardens for bungalows and no objections have been received from surrounding residents.
- 5.5.3 On this basis the proposal is considered to accord with the provisions of policy CLP14 of the Local Plan.

## 5.6 **Design and Visual Impact**

- 5.6.1 Local Plan policy CLP20 states in part that all development should identify and respond positively to the character of the site and surroundings and which respect the local distinctiveness of its context, respecting the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials.
- 5.6.2 The previous dwellings on the site were very similar to the surrounding bungalows, with the same scale, design and materials to each other. The proposed dwellings are comparable to the surrounding bungalows, but they are several metres wider than existing bungalows on the street. They propose to use similar materials and a very similar style, with the use of the hipped roofs and projecting gable to the side. The differences are the canopy area in front of the front doors and the inclusion of two parking spaces and some turning space otherwise these dwellings are of a very similar style and appearance to the surrounding dwellings.
- 5.6.3 It is therefore considered that the proposal is an acceptable addition to the streetscene and would not cause significant adverse impacts on the visual amenity and character of the area. The proposal therefore accords with the provisions of policy Local Plan policy CLP20.

## 5.7 **Highways Issues**

- 5.7.1 Local Plan policy CLP20 and CLP22 require consideration of parking provision and highway safety.
- 5.7.2 The proposal includes 2 parking spaces and some room for manoeuvring on each site, which is considered to be an acceptable level of parking for a 2 bedroom dwelling. The former dwellings had 1 parking space each but at least 1 other dwelling on the cul de sac has increased this to 2 spaces. There is very little capacity for additional parking on the cul-de-sac.
- 5.7.3 On this basis the proposal is considered to accord with the provisions of policies CLP20 and CLP22 of the Local Plan.

## 5.8 **Coal Mining/Land contamination**

- 5.8.1 The two dwellings on site were previously demolished due to subsidence issues and which had resulted in damage.
- 5.8.2 The Council's Environmental Health team have commented that:  
*"The site investigation identified hotspots of contamination within the made ground. The proposed remediation measures in the report suggest importation of 600mm clean top soil. Should this be the chosen method, the topsoil will need to be tested at source. The results of this must be submitted, in writing to Chesterfield Borough Council for approval prior to importation onto site. The applicant will need to provide a validation/verification report that this has remediated the hotspot issues. Should there be a deviation from this proposed remediation method, this will have to be submitted, in writing to Chesterfield Borough Council for approval prior to implementation on site."*

A suitable worded condition will need to be included to ensure this issue is dealt with appropriately.

- 5.8.3 The Coal Authority requested further information should be submitted in relation to the proposal received resulting in the Coal Authority withdrawing their concerns regarding the proposal, subject to condition.
- 5.8.4 In respect of air pollution a condition is included in relation to the inclusion of an electric charging point.
- 5.8.5 Subject to the above requested conditions the proposal is considered to be in line with policy CLP14.

## 5.9 **Drainage and flooding**

- 5.9.1 Yorkshire Water has confirmed no objection to the proposal subject to conditions to provide an acceptable drainage connection.
- 5.9.2 Chesterfield Council's Design Services Team commented that the proposal is not in a high-risk flooding area. They have requested conditions in relation to the proposed drainage systems and commented that it should be possible to re-use previous drainage systems in the area.
- 5.9.3 Policy CLP13 requires that; "Development proposals will be expected to demonstrate that water is available to support the

development proposed and that they will meet the optional Building Regulation water efficiency standard of 110 litres per occupier per day.” This requirement applies to the erection of any new dwelling or any material change of use that results in forming a new dwelling (see Part G of Schedule 1 and regulation 36 to the Building Regulations 2010, as amended). As no information has been submitted to support this policy requirement it is considered necessary to impose a condition to ensure compliance with this.

## 5.10 **Biodiversity**

- 5.10.1 Local Plan policy CLP16 states that all development will “protect, enhance, and contribute to the management of the boroughs ecological network of habitats, protected and priority species ... and avoid or minimise adverse impacts on biodiversity and geodiversity and provide a net measurable gain in biodiversity.” The NPPF in paragraph 170 requires decisions to protect and enhance sites of biodiversity and paragraph 174 also requires plans to “pursue opportunities for securing measurable net gains for biodiversity”.
- 5.10.2 During consideration of the application the agent was asked to provide additional information in relation to biodiversity measures on site. The agent supplied a response stating that they will include trees, hedges, other planting, 7 bird and 6 bat boxes and hedgehog holes in boundary treatments. No additional details or information has been provided regarding locations and planting etc, so this will be sought via a condition.
- 5.10.3 The proposed development is considered to be a minor development and does not result in the loss of an existing species rich habitat area. Some level of biodiversity net gain is considered to be necessary to accord with policy CLP16 of the Local Plan and the NPPF, therefore a planning condition will be necessary on any decision issued to ensure the application provides the agreed biodiversity net gain measures, as a result of the proposed development. On this basis the proposal is considered to accord with the provisions of policy CLP16 of the Local Plan.

## 5.11 **Noise and nuisance**

- 5.11.1 The council’s Environmental Health Team has requested that a condition is included to limit the working hours on site to the

standard working hours for building sites in residential areas. This condition is included.

## 5.12 **Developer Contributions**

5.12.1 Having regards to the nature of the application proposals for new residential accommodation the development is therefore CIL Liable.

5.12.2 The CIL forms have been provided as part of the proposal in relation to size of the floorspace and that the applicants propose to use the units for affordable housing, which is likely to be exempt for CIL. The site the subject of the application is situated within the low CIL zone and therefore the CIL Liability has been calculated by the officer and the agent (using calculations of gross internal floor space [GIF]) as follows:

		A	B	C	D	E
Development Type	Proposed Floor space (GIA in Sq.m)	Net Area (GIA in Sq.m)	CIL Rate	Index permission	Index charging schedule	CIL Charge
Residential	65 x 2	130	£20	334	288	£3,015.27

$$\text{Net Area (A) x CIL Rate (B) x BCIS Tender Price Index (at date of BCIS Tender Price Index (at date of Charging Schedule) (D))} = \text{CIL Charge (E)}$$

## 6.0 **REPRESENTATIONS**

6.1 1 comment received in support of scheme.

## 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 The action in considering the application is in accordance with clearly established Planning law and the Council's Delegation scheme. It is considered that the recommendation accords with the above requirements in all respects.

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

8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and paragraph 38 of 2019 National Planning Policy Framework (NPPF) as the proposed development does not conflict with the NPPF or with 'up-to-date' policies of the Local Plan, it is considered to be 'sustainable development' to which the presumption in favour of the development applies.

## 9.0 **CONCLUSION**

9.1 The proposals are considered to be appropriately designed such that they are considered in keeping with the character of the surrounding area and would not have an unacceptable detrimental impact on the amenities of neighbouring residents or highway safety. The location of the proposed development site is appropriate, is well served by public transport, and is in close proximity to amenities. As such, this application is considered to comply with the requirements of policies CLP2, CLP14, CLP20 and CLP22 of the Local Plan 2018-2035 and Chapters 8, 9, 12 and 16 of the revised National Planning Policy Framework. Further information is required in relation to biodiversity net gain, drainage, as well as compliance with air pollution, noise pollution and highway safety.

## 10.0 **RECOMMENDATION**

10.1 That a CIL Liability Notice be issued in line with paragraph 5.12 above.

10.2

That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason** - The condition is imposed in accordance with section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of any approved non-material amendment. All external dimensions and elevational treatments shall be as shown on the approved drawing 7533-001 dated Aug 2019.

**Reason** - In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.

3. 1 Residential charging point shall be provided per dwelling with an IP65 rated domestic socket 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This socket should be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the local planning authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

**Reason** – In the interests of air pollution and policy CLP14.

4. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 2015 (as amended) there shall be no extensions, outbuildings or garages constructed, or additional windows erected or installed at or in the dwellings hereby approved without the prior written agreement of the Local Planning Authority, on an application made to it.

**Reason** - In the interests of the amenities of occupants of adjoining dwellings and policies CLP14 and CLP20

5. The 2 car parking spaces shall be provided on site as shown on the submitted drawing prior to the occupation of the dwelling to which they relate hereby approved and which shall be retained thereafter for domestic car parking unless otherwise agreed in writing by the Local Planning Authority.

**Reason** – In the interests of highway safety and policy CLP22.

6. Work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm 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.

**Reason** - In the interests of residential amenity and policy CLP14.

7. Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995 2015 (as amended) there shall be no gates within 5m of the nearside highway boundary and any gates shall open inwards only.

**Reason** – In the interests of highway safety and policy CLP22.

8. Before any other operations are commenced, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods, vehicles, parking and manoeuvring of employees and visitors' vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designed use throughout the construction period.

**Reason** – in the interests of highway safety and policy CLP22.

9. No development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

**Reason** - To fully establish the presence and / or otherwise of any coal mining legacy affecting the application site, in relation to policy CLP14.

10. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
  - i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
  - ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.

**Reason** - To ensure that no surface water discharges take place until proper provision has been made for its disposal

11. No development above floor-slab/D.P.C level shall take place until a scheme (including a programme of implementation and maintenance) to demonstrate a net measurable gain in biodiversity through the development, shall have been submitted to and approved in writing by the Local Planning Authority, in line with the email from the agent dated 18.11.2020. The scheme shall include: a) a scaled plan and schedule showing retained and proposed planting, b) proposed hardstanding and boundary treatments, c) Sufficient specification to ensure successful establishment and survival of new planting. Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local

Planning Authority gives its written consent to any variation). The net measurable gain shall be implemented, retained and maintained thereafter in accordance with the scheme and programme so approved.

**Reason** - In the interests of achieving a net measurable gain in biodiversity in accordance with policy CLP16 of the adopted Chesterfield Borough Local Plan and to accord with paragraph 170 of the National Planning Policy Framework.

12. 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.

**Reason** - 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, in relation to policy CLP20.

13. The development shall include a scheme for the provision of surface water run-off on site, either via the use of a SUDs channel or permeable block paving/tarmac. If this is not possible the applicant is required to contact the Local Planning Authority to discuss alternative options; and then not complete works until an alternative solution has been agreed in writing by the LPA. The scheme shall incorporate sustainable drainage principles and shall be implemented in full.

**Reason** - To prevent the increased risk of flooding, in relation to policy CLP13.

14. Land contamination
  - If, during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for

written approval. Any approved proposals shall thereafter form part of a Remediation Method Statement.

- The development hereby approved shall not be occupied until a written Validation Report has been submitted to and approved in writing by the Local Planning Authority. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement (Ground Investigation Report).

- Should there be a deviation from this proposed remediation method, this will have to be submitted, in writing to Chesterfield Borough Council for approval prior to implementation on site.

**Reason** - To protect the environment and ensure that the redeveloped site is reclaimed to an appropriate standard, in relation to policy CLP14.

15. Prior to occupation of the dwelling a new vehicular access shall be formed to Court Place in accordance with the application drawing and provided with visibility sightlines extending from a point 2.4m back from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway in both directions i.e. across the frontage of the area the subject of the application. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

**Reason** – In the interests of highway safety and policy CLP20.

16. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

**Reason:** To protect the water environment in accordance with policy CLP13 of the of the adopted Chesterfield Borough Local Plan and to accord with paragraph 149 of the National Planning Policy Framework.

## 10.3

### **Informative Notes**

1. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.
2. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

3. When you carry out the work, you must avoid taking, damaging or destroying the nest of any wild bird while it is being built or used, and avoid taking or destroying the egg of

any wild bird. These would be offences (with certain exceptions) under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000.

4. When you carry out the work, you must not intentionally kill, injure or take a bat, or intentionally or recklessly damage, destroy or block access to any structure or place that a bat uses for shelter. These would be offences under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000.
5. Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps 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 (eg; street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
6. Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Dave Bailey, Traffic Management, 01629 538686. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site; relevant forms are available via the following link - [http://www.derbyshire.gov.uk/transport\\_roads/roads\\_traffic/roadworks/default.asp](http://www.derbyshire.gov.uk/transport_roads/roads_traffic/roadworks/default.asp)
7. 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](http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp), e-mail [highways.hub@derbyshire.gov.uk](mailto:highways.hub@derbyshire.gov.uk) or telephone Call Derbyshire on 01629 533190.

8. You are notified that you will be liable to pay the Community Infrastructure Levy (CIL) to Chesterfield Borough Council as CIL collecting authority on commencement of development. This charge will be levied under the Chesterfield Borough Council CIL charging schedule and s211 of the Planning Act 2008. A CIL Liability Notice will be issued at the time of a detailed planning permission which first permits development, in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). The extent of liability will be dependent on the permitted Gross Internal Area. This will be calculated on the basis of information contained within a subsequent detailed planning permission. Certain types of development may be eligible for relief from CIL, such as self-build or social housing, or development by charities. Further information on the CIL is available on the Borough Council's website.
9. On the Statutory Sewer Map, there is a 225 mm diameter public foul sewer and a 150 mm diameter public surface water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.
  - i) In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2000).
10. The developer is proposing to discharge surface water to soakaway /public sewer however, sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer. The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.