

PLANNING COMMITTEE – 5th September 2023

REFERENCE NUMBER: 22/00686/FL Application Expiry Date: 8 September 2023

Application Type: Full Planning Permission

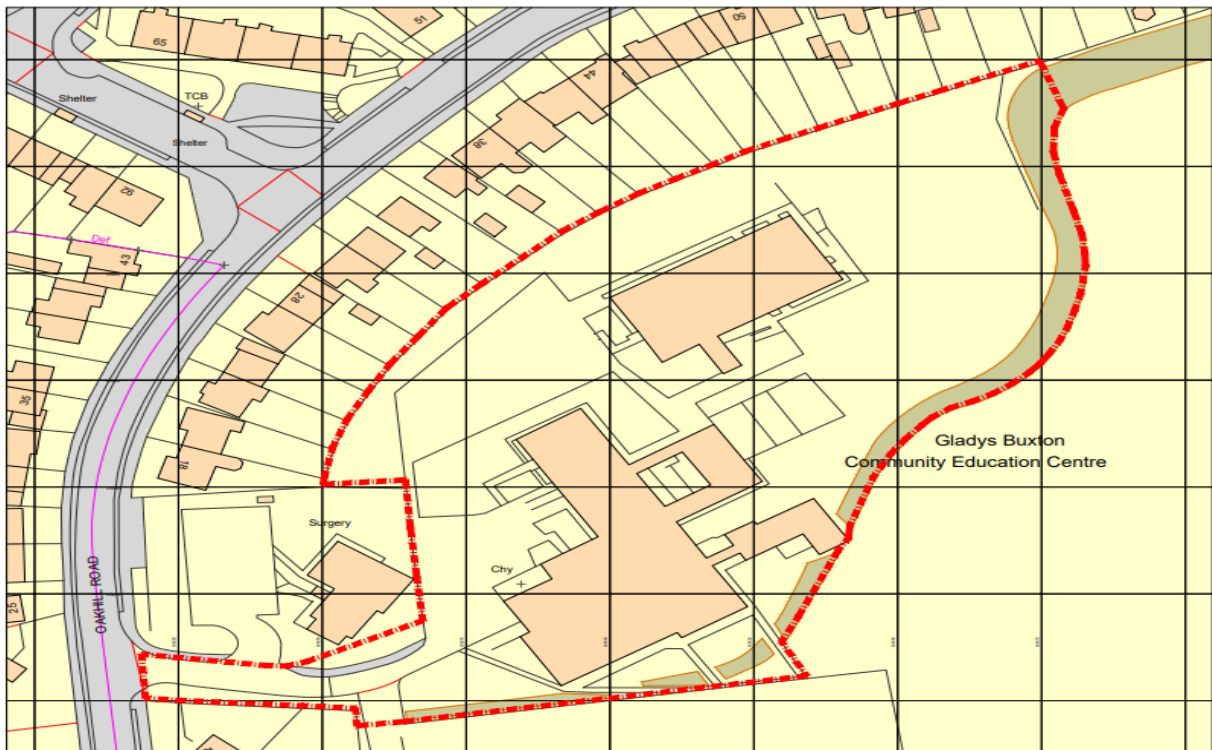
Proposal Description: **Full Planning Application for the development of 27 new dwellings, sports pavilion and associated access at land off Oakhill Road, Dronfield (Major Development) (Amended Title)(Amended Drawings)**
At: **Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield**

For: **Anuj Joshi - Rockliffe Homes Ltd.**

Third Party Reps: 29 Parish: Dronfield
Ward Name: Coal Aston

Author of Report: Case Officer: Alice Lockett Date of Report: 24th August 2023

MAIN RECOMMENDATION: GRANT subject to section 106 agreement



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Figure 1: Location Plan (Site edged by red hash)- not to scale

1.0 REASON FOR THE REPORT

- 1.1 The application is for a major housing development on an unallocated, partially brownfield, site within the Dronfield Settlement Development Limits. Due to the important planning policy issues that require consideration, the Planning Manager considers it is appropriate for this application to be considered and determined by the Planning Committee.

2.0 PROPOSAL AND BACKGROUND

- 2.1 The bulk of the application site comprises the former Gladys Buxton Adult Education Centre which was owned and run by Derbyshire County Council. It was demolished in 2019. This element of the site is considered to be brownfield land and is identified as such on the Council's brown field land register. The remainder of the site is formed of playing fields (see Figure 2 below)



Figure 2: Application site (with existing adjoining surgery in background)

- 2.2 The site abuts the rear gardens of Oakhill Road to the west and north, see Figure 3 below, Oakhill Surgery to the west and playing fields to the south and east.
- 2.3 The site is accessed from Oakhill Road using an existing access which serves the site and the GP surgery. The site slopes up generally south east to north west and is separated by steep banking from playing fields to the east. The gardens and dwellings which abut the site to the north are at a higher elevation than the application site (see Figure 3 below).



Figure 3: Application site (showing adjoining properties)

3.0 RELEVANT PLANNING HISTORY

- 3.1 19/00070/DEM: Application of prior notification of proposed demolition of Gladys Buxton Centre. Approved 18/02/2019.

4.0 CONSULTATION RESPONSE

- 4.1 **Yorkshire Water:** No objection subject to condition.
- 4.2 **Highways (HA):** Final comments are awaited. However, discussion with the HA indicate that comments will be received prior to the Committee meeting and so they will be reported in full at that time. However, it is understood that the HA do not object to the application in principle and will recommend approval subject to final clarification on certain matters/imposition of conditions.

4.3 **Sport England (SE):** The revised proposal includes the construction of a single storey sports pavilion to address concerns raised about the loss of ancillary [sports] facilities on the site. Drw No: 223 includes the floor plans and elevational plans for the proposed changing building which would have a footprint of some 149.4m². The internal layout includes 2 no. player changing rooms, an official's changing room, accessible WC and shower, plant room, store, external store and club room. As part of the assessment of this proposal Sport England has consulted with the Football Foundation (FF) who act as Sport England's technical advisor in relation to football and its facilities. Their comments are summarised as:

- Whilst the design of the building is compliant with FA technical guidance, there are two additions which the FF would encourage the applicant to consider: a. Spectator toilets - These can be situated in a social area of the building (not part of any changing area) or they can be accessible via external doors b. Kitchen/social space for participants at the site to provide a social area and encourage spectators and the community to use the facility.

- The siting of the pavilion looks OK and is an acceptable distance from the pitches situated to the east of the development.

- The only other comments the FF wish to make is regarding the quality of the pitches. Whilst the FF appreciates this hasn't formed part of this application, the FF would need to mention this as without good quality pitches, the pavilion would not be well used. The FF would encourage the applicant to liaise with the County FA as to who will be managing the pavilion and therefore, open dialog between the site management and the County FA over the use of both the pavilion and the pitches. The FF would encourage a Pitch Power assessment as part of the reintroduction of the pitches, which are associated to this planning application.

Assessment of the additional information against Sport England Policy/NPPF/Development Plan Policy

The proposed residential development would lead to the loss of ancillary facilities along with prejudicing the use of the existing playing field. The proposal therefore needs to be considered against the exceptions in Sport England's policy which accord with the specified justifications included in paragraph 99 of the NPPF. The additional information seeks to address the concerns raised by Sport England regarding whether the proposal could meet Exception 3 in our Policy which allows development which affects only land incapable of forming part of a playing pitch and does not:

- (i) reduce the size of any playing pitch.
- (ii) result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas).

- (iii) reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality.
- (iv) result in the loss of other sporting provision or ancillary facilities on the site; or
- (v) prejudice the use of any remaining areas of playing field on the site.

The proposal to construct a sports pavilion with changing and toilet facilities would mitigate against the loss of the ancillary facilities which were previously provided within the school building. Floor plans and elevational plans have been provided of the building in Drw No: 223. The comments provided by the FF confirm that the design of the building is compliant with their technical guidance and that it would be sited in an acceptable location. Further consideration should be given to altering the internal layout to provide the spectator toilets as requested by the FF along with providing a kitchen area in addition to the club room to act as a social space.

The application lacks any details of the proposed maintenance and management of the sports pavilion. Further details on this should form part of appropriate wording in a Section 106 Agreement. As raised in the comments made by the FF, in order for the pavilion to be well used there is a need to improve the quality of the playing fields for use as football pitches and the landowner of the playing field (which is indicated as being the Council on Drw No: 205 Rev A – Proposed Planning Layout) should liaise with Derbyshire County FA with regards to the use and quality of these pitches and the use of the pavilion. In addition to this the landowner should also engage with other sports clubs in the area looking for facilities such as athletics clubs, in order to create a multi-sports use of the playing field and pavilion. Again, links with the playing field and car parking to the sports pavilion should form part of appropriate wording in a Section 106 Agreement.

Conclusion

Sport England withdraws its previous objection and so does not wish to raise an objection to this application as the revised application is considered to meet exception 3 of our Playing Fields Policy and the requirements of Paragraph 99 of the NPPF subject to conditions [as recommended].

- 4.4 **DCHS (NHS):** No objection
- 4.5 **Ward Member** No comments received.

- 4.6 **Environmental Health:** No objection subject to conditions in respect of working practices during construction phase, dust and Contaminated Land and Gas Measures.
- 4.7 **The Coal Authority (CA):** The Phase 2 Intrusive Geoenvironmental & Shallow Mining Appraisal submitted in support of this planning application confirms that recorded mine entries (shafts) pose a risk to the proposed development and that remedial works to the mine entries will be required to be undertaken prior to commencement of the development. The CA recommends the imposition of conditions and withdraws its objection.
- 4.8 **NEDDC Parks:** The proposed development comprises of 4 two bed dwellings, 12 three bed dwellings and 11 four bed dwellings. This would attract an estimated £30,059.74 of section 106 monies towards existing off-site provision with a 10-year maintenance fee of approximately £11,766.16. These estimates are based on the last available update (April 2023) to Appendix D of the council's Local Plan.

The nearest existing facility to the proposed development is Stonelow Play Area. Stonelow Play Area is owned and maintained by Dronfield Town Council. This play area may benefit from additional / replacement equipment to increase the play value to local residents.

With regards any open space(s), the new plans indicate landscaped areas in particular to the left as entering the site, around the 'new sports pavilion' and from there along the right of the roadway to the rear of plot 27, which seems to tie in with the existing field. It remains unclear from information provided as to what is intended with regards future ownership and maintenance arrangements of these pieces of land, and whether there is any public open space proposed to be passed to the District Council.

If the public open space(s) is to be adopted by NEDDC, then:

- NED would seek to be consulted regarding the landscaping and planting schemes.
- NED would seek assurance that the access would be appropriate and of suitable standard for the necessary maintenance equipment/vehicles.
- NED would request clarification as to the ownership of any boundary hedgerows or fencing between the open space(s) and neighbouring property/private land.

If the land adjacent to any of the trees for retention (within and outside the site extent) is utilised for the delivery, use or storage of site equipment/materials etc., consideration should be given to avoid damage being caused to the trees and a tree protection plan to protect the trees and minimise risk of damage to the roots is required.

- 4.9 **Derbyshire Wildlife Trust (DWT):** A net ecological loss of -1.54 units (32.67%) is predicted. As such, a solution is required to offset this to achieve a net gain, in line with national planning policy.
- 4.10 **NEDDC Streetscene:** No comments received.
- 4.11 **NEDDC Tree Officer:** The revised plan has attempted to retain more trees but still requires the loss of T11 and T3, the most valuable trees. T3 is a tree of recognised higher value but its loss alone would be unlikely to sustain an objection. T11 is a mature ash with a stem diameter of 91 cm and a height of 22m, normally an ash with those measurements is a locally notable tree. However, it appears to exhibit signs of Ash Dieback and it looks like less than 50% of living canopy remaining on this tree putting it in class 3 of the Health Assessment Systems recommended by the Tree Council.

The original survey undertaken in December 2021 describes the tree as of normal health, with no indication of being infected with Ash Dieback. This is no longer the case, and the tree is no longer healthy. As such, T11 is considered a Category C tree.

50% crown remaining is the point at which action should be considered for trees within falling distance of significant targets, and 25% crown remaining is the minimum point of action for such trees. Therefore, to retain T11 without undertaking considerable works to stabilise the structure, would require a buffer equal to its height, currently 22m, around the tree to avoid the concern of falling branches causing damage to property or injury to people. To reduce the height of the tree to the radius of the calculated RPA would require it to be reduced to a height of 11m, currently 50% of its current height. This amount of reduction would effectively remove the amenity value of the tree. The circumference of the stem, whilst suggesting a mature tree which is probably notable locally, isn't yet close to becoming considered a veteran for the species. As such, there is no objection to the removal of T11 too.

- 4.12 **Police (DCCP):** There is evidence of anti-social gatherings using vehicles in the locality, including the neighbouring GP Surgery car park. This is likely to transfer to the more secluded and much larger sports field car park without any restriction when facilities are not in use.

The revised details satisfy DCCP that the replacement provision suggested would be satisfactory, with associated management practices. As the exact means of enclosure are not specified these should be subject of condition. All other matters previously commented upon have been resolved.

The layout shows a shared parking court which is sited to the rear of a number of rear gardens, unlit, and under-supervised. To mitigate against the associated risks (raised crime levels, damage, abandonment and unwanted inappropriate roadside parking) the foot access between the garages for plots 25 and 26 should be secured with a key lockable gate.

Additionally, either the vehicular entrance should be provided with a pair of manual gates, capable of being secured when chosen, or the outer sections of garden fencing between private gardens and the court should be changed to a 1.2m high solid wooden lower section, with an engineered 500mm topping to allow house occupants a view of their vehicle/garage.

4.13 **Chesterfield Royal Hospital:** Request a sum of £58,894 to supplement services at the hospital resulting from the development.

4.14 **DCC Planning Infrastructure (DCC):**

Education:

Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area primary school would have sufficient capacity to accommodate the 3 junior pupils identified as arising from the proposed development.

Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area secondary school would not have sufficient capacity to accommodate the 7 secondary including post 16 pupils identified as arising from the proposed development.

To mitigate the impact of the proposed development on school places in order to make the development acceptable in planning terms, a financial contribution is requested as follows: £213,099.53 towards the provision of 7 secondary including post16 places at Dronfield Henry Fanshawe School

Public Health and Adult Social Care:

The following general design principles should be being considered to comply with the NPPF's requirement for developments to 'create places that are safe, inclusive and accessible and which promote health and well-being, with high standards of amenity and flexibility for existing and future users.'

- Dwellings meet national space and/or M4(2) standards to encourage independent living for all ability and mobility levels.
- Good internal space standards, ceiling heights, natural light levels.
- Stairways, walls and ceilings capable of accommodating stair lifts or hoists should these be required in future; large internal cupboards which could be converted for through floor lifts at a future date.

- A mix of tenures and types: affordable accommodation is important to help ensure the stability of the domiciliary care market.
- Having a proportion of dwellings built on one level (stacked or bungalow) and ensuring this type of provision is located near public transport routes and/or urban centres.

Greenways:

Frith Wood is managed by the Council's Countryside Service and situated approximately 200m away from the development site. The site is a mixed semi-natural woodland that presents excellent opportunities for the applicant to achieve a 10% increase in biodiversity by delivering off site habitat creation and enhancement.

Monitoring fees:

Request monitoring fees based on the cumulative number of triggers to be monitored for County Council obligations x £77.

- 4.15 **NEDDC Housing:** The area in which this development is being proposed has a high demand for affordable housing – particularly for affordable rented accommodation. The affordable housing should be for affordable rent, rather than affordable home ownership. Any properties on this site (if for affordable rent) should be allocated through the Council's Choice Based Lettings system and managed by a Registered Provider or Housing Association who has existing stock within the area.

5.0 REPRESENTATIONS

- 5.1 **Dronfield Town Council (DTC):** In response to the original application stated the development cannot viably offer any affordable housing or section 106 or CIL contribution or the scheme deficit would increase significantly. Therefore, the only viable solution for the scheme to progress is that no affordable housing or section 106 contributions are applied to the development, which concerns the Town Council greatly. The proposed houses also may not be suitable for more elderly residents who may wish to downsize from larger properties. In addition to this, there are three storey houses included in the plans which are out of character and raise concerns about a significant change in appearance of the area and landscape. DTC are also concerned regarding the felling of trees to make way for the development.

Officer note: The scheme now identifies 30% affordable housing, provides adaptable housing, provides a full s106 package and reduces the number of trees to be felled.

- 5.2 The development of the site goes against the principle to retain existing sports facilities and if the development goes ahead, the developers will

seek to build upon the remainder of the sports field. That will prove detrimental to the residents of Oakhill Road and Stonelow Road. Dronfield and Coal Aston have several thriving sports teams, so DTC encourage the owner of the land, DCC, to maintain the sports facilities.

Officer note: The revised scheme includes a sports pavilion.

- 5.3 It is DTCs understanding that there is a large drainage pipeline (6ft diameter) that takes drainage across the site and out into the Stonelow Road channel. In storms, the drains and holding chamber fail and flood one of the gardens on Stonelow Road. In addition, there has recently been a major blockage of sewage on the sport field that occurred in the hot weather, causing a foul stench for the residents on Stonelow Road which Yorkshire Water eventually cleared. The developer says “existing foul drains system will be utilised”. However, they have produced no documentation showing where the site drains will be constructed, or the feed into the existing system, or the impact of this on the existing drainage system.
- 5.4 **Dronfield Civic Society** originally objected to the application regarding the lack of a section 106 contribution and affordable housing.
- 5.5 **29 comments have been received from 20 individuals.** In summary they make the following comments on the initially submitted scheme:

Impact on the Sports Pitches

- This proposed area is used heavily. These uses would be forced into other areas or potentially unsociable activities.
- The car park shouldn't be used for overflow parking for the site. How will the sports pitches and car park be managed going forward (who owns them?).

Impact of the number of dwellings on roads, traffic congestion, schools and transport.

- This is already a built-up area and any property built on the proposed land would be of poor value and destroy the community feel whilst putting immense pressure on facilities i.e., schooling and transport links.
- Impact of the number of dwellings on the access and on Oakhill Road which is already busy. Particularly, the number of 4 bed houses
- Impact of more housing on traffic, waiting lists, state of the roads
- Local schools are oversubscribed.
- Access is close to local primary schools, on a bus route- risk of congestion and pollution.

- Oakhill Road is already in a poor state of repair and more cars will make this worse.
- Noise and light pollution from extra traffic affecting the adjoining properties which have benefited from having no properties overlooking them for a considerable amount of time.
- Particular concerns re school drop off times which causes congestion already.

Impact on Neighbours

- Potential overlooking. Impact on privacy, Impact on visual amenity-loss of views, Wi
- Development works will be disruptive and noisy as well as impact on traffic and safety from the works.
- Houses that back on to the site will lose direct access from their gardens.
- How high will the retaining wall be – how will it impact views from properties on Oakhill Road.
- Car parking spaces will create light and noise pollution to surrounding areas.
- Loss of views
- Impact on house prices
- Lighting and noise levels will have an impact on mental wellbeing of existing homeowners particularly those working from home, stay at home parents or those of retirement age.
- Impact on wildlife
- Loss of trees and hedges particularly because of the impact on wildlife and climate change. Trees are potential bat roost sites.
- 70% loss in biodiversity is unacceptable.
- The site should be delivering 10% biodiversity net gain.

Viability and Section 106

- Applicant has claimed that the site is not viable and therefore cannot deliver 106 payments and affordable housing.
- No affordable housing
- No homes for the elderly
- Not enough smaller properties for first time buyers

Land stability issues

- concern for subsidence in future due to development
- concern for disturbance of radon gas around our property
- mines are close to the boundaries and may not be able to be capped properly - has the landowner sought permission from the landowner of the leased properties on Oakhill Road to access the mine?
- Car parking over mineshafts

- Concerns with regard to the height of the retaining wall particularly in relation to the mineshaft- is the retaining wall necessary.

Design

- Too many dwellings on the site.
- The site is over developed, and houses are too close to the boundaries.
- Three storey properties are not in keeping with the surrounding area – mostly 1 and 2 storey dwellings.

Other

- Only part of the site is brownfield.

The further representations have been received to the **revised scheme** a number of which re-iterate points made on the originally submitted scheme:

- How is the gate to the sports pitches car park going to be addressed?
- The development will cause lots of disruption to the area particularly to the surgery and the sports pitches.
- The sports pavilion may cause anti-social behavior.
- The sport pavilion is not required.
- The proposal is a departure from the Local Plan.
- The revised plan does not address the impact on visual amenity.
- The boundary retaining wall will cover access to my garden fence taking away the ability to access the fence for maintenance and repair.
- The houses will overlook our bathroom and bedroom and our gardens so we will lose privacy.
- Traffic generation
- Noise and disturbance from the playing fields
- Loss of trees, damage and disruption to wildlife.
- Design of the buildings do not match the surrounding estates homes.
- There is a report which suggests that the proposal is not viable.
- There are large number of playing fields already in Derbyshire.
- Pressure on services
- Plots 26 and 27, 19, 20, 21 and 27 will still be built in close proximity to neighbouring properties which will lead to loss of privacy for existing homeowners.
- 27 houses on the land are still too many.
- Road access is limited width.
- Sport pavilion will bring increased traffic and encourage anti-social behaviour.

- Crossing the road to the bus stop will be more dangerous with more traffic generated by the development.
- Contractors must not park on Oakhill Road.

6.0 RELEVANT POLICY AND STRATEGIC CONTEXT

- 6.1 The Development Plan comprises the Dronfield Neighbourhood Plan (NP) and the North East Derbyshire Local Plan (LP). The most relevant policies in this case are as follows:

Dronfield Neighbourhood Plan (NP):

ENV2 Landscape Character
 ENV4 Ecology
 ENV5 Local Green Spaces
 ENV 6 Trees and Woodlands
 HOU1 Windfall housing development
 HOU2 Housing Mix
 HOU3 Affordable Housing
 HOU4 Infrastructure for New Housing and Other Forms of Development
 HOU5 Developer Contributions
 T&A1 Cycling and Walking
 T&A2 Car Parking
 D3 Good Design

The North East Derbyshire District Local Plan (2014-2034) (LP)

SS1 Sustainable Development
 SS2 Spatial Strategy and the Distribution of Development
 SS7 Development on Unallocated Land within Settlement with defined Settlement Development Limits
 LC1 Housing Allocations
 LC 2 Affordable Housing
 LC4 Type and Mix of Housing
 SP1 Dronfield
 SDC2 Trees, Woodlands and Hedgerows
 SDC3 Landscape Character
 SDC4 Biodiversity and Geodiversity
 SDC11 Flood Risk and Drainage
 SDC12 High Quality Design and Place Making
 SDC13 Environmental Quality
 SDC14 Land potentially affected by Contamination or Instability
 ID1 Infrastructure delivery and Developer Contributions
 ID2 Provision and Safeguarding of Transport Infrastructure
 ID3 Sustainable Travel
 ID7 Green Infrastructure

7.0 PLANNING ISSUES

Principle of development

- 7.1 The application site is located within the settlement development limits for Dronfield which is identified in the LP as a level 1 town, one of the 4 most sustainable settlements in the District. The site is otherwise not allocated in the LP for development.
- 7.2 LP policy SS7 and NP policy HOU1 both support development within settlement limits, as here, providing the proposal is appropriate in design terms, acceptable regarding highway safety and integrates effectively into the surrounding area.
- 7.3 The NPPF encourages LPAs and developers to make “as much use as possible of previously developed or ‘brownfield’ land”.
- 7.4 The site includes an area of land which formerly housed the Gladys Buxton Adult Education Centre. The area of land which housed the buildings on the site is included in the Council’s brownfield land register and is considered as such. The land shown lined in Figure 4 below identifies the brown field area of land set within the application site (edged red). The redevelopment of the brown field element of the site is considered compatible with the aims to see such land redeveloped.
- 7.5 Planning policy aims to enable and support healthy lifestyles through (among other things) the provision (and retention) of sports facilities. Policy ID10 of the LP seeks to protect and enhance all existing open space, sports and recreation facilities and divides such sites into one of 4 categories (a-d). Part of the application site and the surrounding pitches is designated as a formal sports site (c).

This includes the car parks and other areas (not in formal sports use) around the building which were considered to serve the wider site (not in the applicant’s ownership) which includes a number of football pitches.

Specifically, policy ID10 states that development proposals that would result in the loss or isolation of the typologies 1a. to 1d. will not be permitted unless:



Figure 4: The approximate location of the red line is shown on this plan as is the area of land included in the brown field register.

- a. An assessment has been undertaken that has clearly shown the typologies 1a. to 1d. to be surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; the replacement facility should be made available prior to the loss; or
- c. The development is for alternative provision of typologies 1a. to 1d. the needs of which clearly outweigh the loss; or
- d. The proposed development is ancillary to the recreational or sports use of the site and does not adversely affect the quality of the site in terms of its recreational or sports use; or
- e. The proposed development only affects land that is incapable of performing a recreational or sports function.

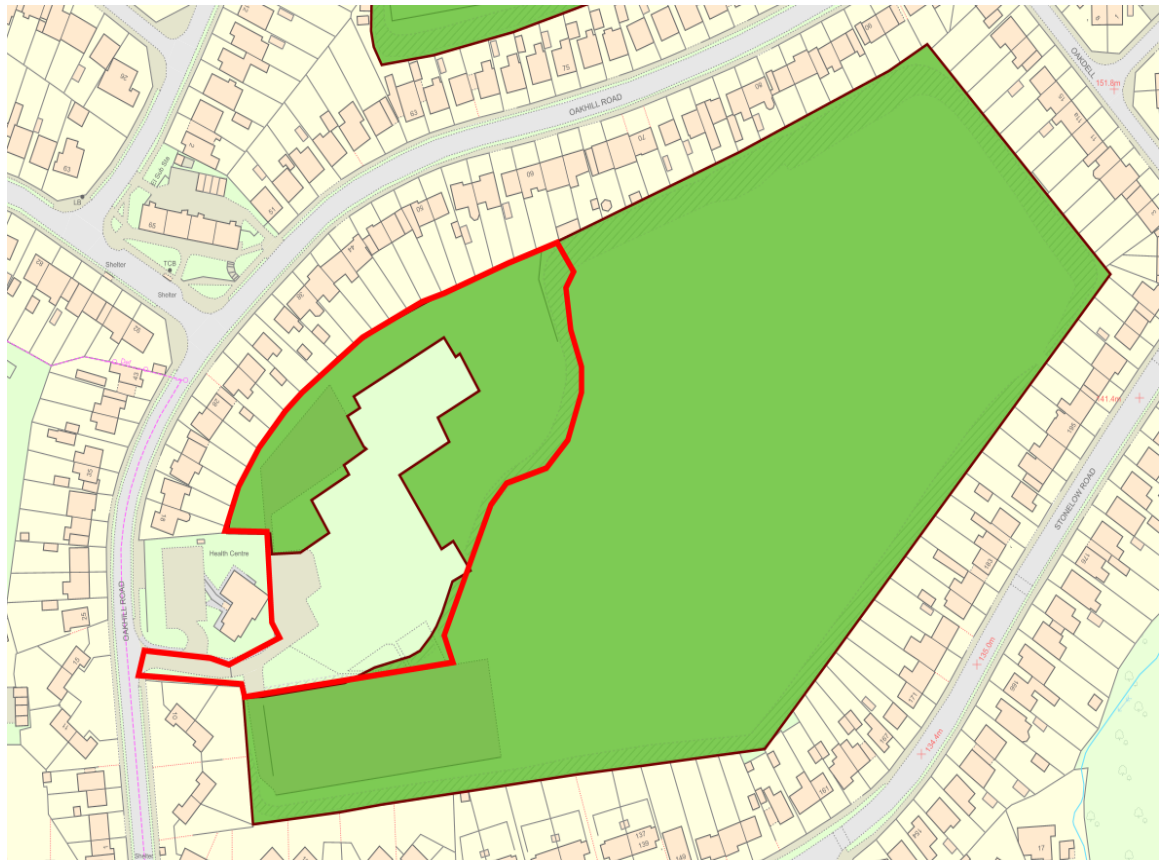


Figure 5: Local Plan Map showing sports site designation (green) and red line boundary.

- 7.6 The site includes areas of land which are designated as sports facilities.
(See Figure 5 above)
- 7.7 Sport England (SE) specifically raised concerns about the loss of parking for the sports fields, however the applicant has since shown that the paved area to the south of the site, although once tennis courts, has been used for parking for the sports pitches for in excess of 20 years and it has been accepted that this area can provide parking for the [retained] sports pitches and the SE objection received on this issue has now been removed.
- 7.8 SE also raised concern about the loss of changing rooms which were formerly located within the former Gladys Buxton building but which served the playing pitches. SE have argued that the loss of these facilities should be mitigated through any subsequent development application.
- 7.9 The applicant has subsequently agreed to provide a two-team sports pavilion on part of the site (Figure 6 below) and SE has, as a consequence, withdrawn its objection to the proposal subject to a section 106 agreement ensuring the provision and ongoing management of the building.

- 7.10 It is considered that in this revised form the proposal meets the requirements of policy ID10 in securing a betterment of facilities over the area of land that would be lost to housing.
- 7.11 As a consequence, Officers consider that the principle of housing development on the whole of the site is acceptable.

Design

- 7.12 Policy SDC12 of the LP and policy D3 of the NP require new development to achieve high standards of design. This is in accord with the policy requirements of the NPPF.
- 7.13 The originally submitted scheme was not considered acceptable in achieving a level of good design. Most notably it failed to face outward and exhibited little reference to the streets to be formed or to creating nodes or points of interest within the scheme.
- 7.14 After detailed conversations and negotiation with Officers the layout has been adjusted to meet many of the criteria of good design outlined in the Council's Design Guidance "Successful Places". The revised layout is shown in Figure 6 below.
- 7.15 In particular, the following has been achieved:

Outward Facing Design. The access road runs along the front of the site allowing housing to look south east over the retained playing fields.

Terminating Views. The proposed dwellings at plot 22, 17 and 18 have been designed to form terminating views to the access road.

Parking. The level of parking meets or exceeds the normal requirements with all plots having 2 parking spaces plus a garage with the exception of the 2 bed dwellings which have 2 spaces and no garage. With some limited exceptions most of the plots have side parking which will reduce the impact of the clutter of cars being parked at the front of properties. This has been achieved by a parking court to the rear of plots 22-27.

Design. A mixture of 2, 3 and 4 bed houses are proposed of designs based on standard house types. Interest is created by a varied use of materials and fenestration details. The building materials are predominantly brick with some render and grey or red concrete tiles for roofs creating interest and nodal points within the scheme.



Figure 6: Revised Layout

7.16 Overall and, on balance, the design of the scheme is now considered acceptable and compatible with the character of the area in which it would be located.

Green Infrastructure

7.17 The majority of the on-site green space is to be provided through the buffer (as shown in Figure 6 above) with the playing fields to the east of the site and this will retain existing hedge and other trees but will also provide access to the playing fields by means of a footpath (See Figure 7 below).



Figure 7: Interface with retained sports pitches.

Other small areas of landscaping are also proposed. The applicant has not indicated that he expects these to be managed by the Council and therefore it is expected that the management of these areas will be via a management company and a condition requiring this can be included if permission is granted. Final boundary and landscaping design is also expected to be secured by condition.

- 7.18 The NPPF requires that new streets should be tree-lined. No street trees are proposed in the current layout drawings, however, following discussions it is envisaged that trees can be secured by a specific condition and included in the final landscape design for the site.
- 7.18 The revised drawings reduce the number of trees to be felled. Of those to be removed T3 and T11 are considered to be valuable. However, as set out above, the Council's Tree Officer has commented that overall he has no objection to the level of works proposed.
- 7.19 Although the development has been designed with the car in mind, connectivity for pedestrians is provided by footpaths along the main access road and paths leading onto the playing fields providing easy access to the wider green infrastructure around the site.

Impact on amenity of existing neighboring properties

- 7.20 Local Plan policy SDC12 requires that proposals protect the amenity of existing occupiers including in relation to privacy, overlooking, overshadowing and/or any overbearing impacts. The Council is guided by its “Successful Places” design guide in this regard.
- 7.21 The new dwellings have been sited so as to meet the requirements of Successful Places with regard to separation distances between rear elevations (minimum 21m) and distances between elevations containing first floor windows and boundaries (minimum 10.5m) with the existing properties on Oakhill Road and the Doctors Surgery (see Figures 8 and 9 below). In all cases the 21m separation distances and in most cases the 10.5m is achieved. Any impact on any neighbours is generally eased further as the adjoining properties occupy land above the application site.



Figure 8: Doctor's Surgery



Figure 9: Properties on Oakhill Road

- 7.22 The exception to this is plot 16 where the rear elevation is less than 10.5m from the boundary with the adjoining property. Here the design has been altered to show only one, first floor window on the rear elevation and this is located on the part of the building more than 10.5m from the boundary.
- 7.23 As a consequence of the topography and site layout it is considered that the proposal meets the requirement of Successful Places with regard to the privacy and amenity of neighbours and would afford an acceptable standard of amenity for existing residents.

Impact on amenity of future users.

- 7.24 Policy SDC12 of the LP also requires that new development should ensure that future occupants of the land have a good quality of amenity. In this case the design of the proposed dwelling has been altered where necessary to prevent overlooking and the separation distances and garden sizes meet the requirements of Successful Places.
- 7.25 As such, the new development will provide for an acceptable level of amenity for future residents.

Affordable housing and house types

- 7.26 Dronfield is located within the High Value area of the district in respect of the provision of affordable housing. Here Policy LC2 requires that all new housing proposals for 10 or more dwellings should provide for 30% affordable housing.

- 7.27 The applicant originally offered 30% housing at affordable sale (20% below market value) as outlined in the NPPF definition of affordable housing (see Appendix 4). However, the LP (Policy LC2) states that an agreed mix of affordable housing tenures will be determined through local evidence of housing need at the time of granting planning permission. The affordable housing to be provided in a tenure neutral way, in small groups or clusters distributed through the site.
- 7.28 The Council's Housing Officer has stated that the area in which this development is being proposed has a high demand for affordable housing – particularly for affordable rented accommodation. The applicant's agent has agreed that the applicant will supply the affordable housing as affordable rent as requested.
- 7.29 Policy LC4 of the LP also requires that development proposals should seek to ensure an appropriate mix of dwelling type, tenure and size. The proposal includes 2, 3 and 4 bed houses. Whilst the proposal does not include for any bungalows the applicant is confident that the development can deliver 20% accessible and adaptable homes and this can be secured by condition.

Crime prevention

- 7.30 Policy SDC12 of the LP also requires that new development incorporate measures to minimize opportunities for crime and anti-social behavior. Derbyshire Police have expressed concern that the shared parking court in the northern corner of the site is under-supervised but suggested some mitigation methods to reduce the associated risks which can be secured by condition.

Biodiversity

- 7.31 The site has been surveyed and a biodiversity metric completed showing that there will be a 32.67% net loss in biodiversity as a consequence of the development. This has been improved from that originally shown by retaining trees along the northern boundary. DWT has advised that this loss should be mitigated along with a net gain of 10% in line with national policy.
- 7.32 The hierarchy of biodiversity mitigation delivery is that it should first be delivered on site, then off site close to the development and finally through the purchase of biodiversity units elsewhere. The site size and density of the layout does not provide much opportunity for onsite delivery. The applicant is looking at opportunities to provide the mitigation and net gain at Frith Wood, a location identified as requiring management and biodiversity uplift.

- 7.33 Frith Wood is located to the east of the site on the edge of Dronfield and the applicant is in discussion with Derbyshire County Council, who own the site, as to what measures could be put into place within Frith Wood to achieve the mitigation and net gain required. It is anticipated this will provide the ecological offset and uplift required and that payment to achieve the necessary measures can be included in any section 106 agreement that will need to be competed should planning consent be granted.
- 7.34 As such, Officers are of the view that whilst net biodiversity gain cannot be delivered on site there is a suitable alternative to meet the requirements of local and national policy.

Drainage

- 7.35 The Lead Local Flood Authority (LLFA) and Yorkshire Water have both reviewed the submitted information and have no objection to it subject to conditions.
- 7.36 There is no evidence to suggest that adequate drainage of the site cannot be accomplished.

Highways

- 7.37 Final comments on the revised drawings have yet to be received from the Highway Authority (HA). Any final comments will be reported to the Committee as late representations.
- 7.38 Paragraph 111 of the NPPF states that "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".
- 7.39 The Highway Authority have indicated that there is no objection in principle to the submitted details and so Officers are of the view that, subject to the final details being agreed, there will be no severe impact on highway safety or any adverse impact on the highway network caused by the development particularly as the site was formerly occupied by an education establishment and shares an existing access with the surgery.

Social Infrastructure and Mitigation

- 7.40 Policy ID1 of the LP requires appropriate mitigation to be achieved to offset the social impacts of the development.

- 7.41 Requests for payments to do that have been received from Chesterfield Royal Hospital, NEDDC Parks (for off-site recreational facilities to be improved) and DCC for education provision and for monitoring fees. Added to this it is expected that agreements for the provision of Biodiversity Net Gain and the management of the on-site pavilion as well as the provision of affordable housing outlined above will also need to be included in any section 106 agreement concluded.
- 7.42 Accompanying the revised scheme, the applicant has provided written agreement to the Heads of Terms for all of the section 106 requests outlined above.

Other Issues

- 7.43 The issue of land stability has been addressed through the comments received from the Coal Authority and Environmental Health Officers. These issues, where necessary, can be addressed by way of imposing conditions.
- 7.44 Likewise, control over the hours that the site can operate during development can be addressed by imposition of a condition as can dust and noise, as required.
- 7.45 The development of the site for housing will create activity, noise and lighting normally associated with residential development. However, there is no evidence to suggest that that would be at an unacceptable level or exceed what was probably caused by the former Education Centre.
- 7.46 The police have commented in respect of anti-social behavior.
- 7.47 The issue of house values and views are not material planning matters to be taken into account in weighing the merits of a planning application.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Local and National Planning Policy seek to ensure that new housing development is delivered in sustainable locations, achieves a high standard of design and that infrastructure requirements amounting from the provision of such development are contributed to by the developer.
- 8.2 The site is part brown field and part playing field. As an acceptable mitigation package to offset the loss of the playing field area of the site has been secured and the site lies within Dronfield, Officers conclude that the principle of residential development of the site is acceptable.
- 8.3 The applicant has worked with Officers to provide a layout and design which, on balance, is considered to provide a reasonable environment for

future occupiers of the scheme. The design will result in an acceptable level of amenity being retained by existing residential occupiers.

- 8.4 There is no technical reason that would justify resisting the application and a full package of social mitigation is offered, along with affordable housing, to meet the criteria of the area.
- 8.5 It is acknowledged that the highway considerations applicable to the scheme and the provision of biodiversity net gain are still to be resolved. It is anticipated that these two matters will be finalised prior to the Committee meeting. However, Officers are confident that they can be resolved appropriately in any case and in accord with the Council's planning policies.
- 8.6 Therefore, Officers are of the view that the development is in accord with the policies of the Development Plan and there are no matters to outweigh that conclusion. It is recommended that the application be approved subject to conditions and a suitably concluded section 106 agreement.

9.0 RECOMMENDATION

- 9.1 **GRANT** Planning Permission subject to the following conditions and the prior completion of a section 106 agreement in accordance with the details set out in the report above (with delegated authority granted to the Planning Manager (Development Management) in consultation with the Chair and Vice Chair of the Planning Committee to finally resolve any outstanding highway and ecological matters and complete the final wording of any conditions and the section 106 agreement):

Section 106 to include:

NEDDC Parks: £30,059.74 plus £11,766.16. Total: £41,825.90

Chesterfield Royal Hospital: Total £58,894

Derbyshire County Council: £213,099.53 plus monitoring fees.

Biodiversity Net Gain: As agreed.

Management of the Pavilion: as agreed.

Affordable Housing...

Conditions:

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

2. The development hereby approved shall be carried out in accordance with the details shown on the following plans:

200 Location Plan received 6th July 2022

205 REV A Proposed Planning Layout uploaded 14th June 2023

210-223 REV A House Types, floor plan and elevations uploaded 14th June 2023

5918-EW-01 REV P9 External Works Layout uploaded 15th June 2023

5918-EW-02 REV P8 External Works Layout uploaded 14th June 2023

5918-DR-01 REV P4 Drainage Layout uploaded 15th June 2023

Revised Biodiversity net Gain File note uploaded 15th June 2023

Revised Biodiversity Metric uploaded 15th June 2023

Revised Drainage Strategy uploaded 15th June 2023

Revised Planning Statement uploaded 15th June 2023

Revised Transport Statement uploaded 15th June 2023

Phase 2 Intrusive Report uploaded 6th July 2022

Phase 1 and Phase 2 Tree Survey uploaded 6th July 2022

Design and Access Statement received 10th August 2023

Preliminary Ecological Appraisal uploaded 31 August 2022

3. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
4. 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:- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical; b) evidence of existing positive drainage to public sewer and the current points of connection; and c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
5. No development shall commence above foundation level of any of the dwellings hereby approved until the access arrangements onto the playing field and the car park as shown on approved Drw No: 205 Rev A (Proposed Planning Layout) have been implemented in full and made available for use at all times for all users of the playing field.

6. Prior to the first occupation of any of the dwellings hereby approved the sports pavilion as shown on Drws No: 205 Rev A and 223 shall be constructed on site and made available for use for all users of the playing field.
7. No development shall commence until;
 - a) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

8. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
9. Before first occupation of the houses on relevant plots, the foot access between the garages for plots 25 and 26 should be secured with a key lockable gate, suited to the plots affected and be retained as such thereafter.
10. Before first occupation of the plots served by it, either the vehicular entrance to the parking court serving plots 19, 20, 21, 22, 23, 24, 25, 26 & 27 should be provided with a pair of manual gates, capable of being secured when chosen, or the outer sections of garden fencing between private gardens and the court should be changed to a 1.2m high solid wooden lower section, with an engineered 500mm topping to allow house occupants a view of their vehicle/garage.
11. Before development commences, a scheme of 20% accessible and adaptable dwellings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, and not be limited to, details of which plots will be compliant, detailed floor plans and how each plot meets the requirements of M4(2) of the Building Regulations 2015 or any subsequent government standard. The approved scheme shall be

implemented in full in accordance with the approved details and retained for the lifetime of the dwelling.

12. Except in the case of emergency, operations (or deliveries to the site) should not take place on site other than between the hours of 08:00 - 18:00 Monday to Friday and between 09:00 - 13:00 on Saturdays. There should be no working on Sundays or Public Holidays.
13. Heavy goods vehicles shall only enter or leave the site between the hours of 08:00 - 18:00 on weekdays and 09:00 - 13:00 Saturdays and no such movements should take place on or off the site on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).
14. Best practicable means shall be employed to minimise noise and dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.
15. Before the commencement of construction works including any demolition in connection with the development hereby approved, a programme of measures to minimise the spread of airborne dust from the site during construction and demolition or groundwork periods shall be submitted to and approved in writing by the Local Planning Authority. The construction shall be undertaken in accordance with the approved scheme.
16. Prior to the first occupation of any of the dwellings hereby approved a scheme of sound insulation shall be submitted to and approved in writing the Local Planning Authority. The scheme shall be designed following the completion of a sound survey undertaken by a competent person. The scheme shall take account of the need to provide adequate ventilation, which will be by mechanical means where an open window would not achieve the following criteria. The scheme shall be designed to achieve the following criteria with the ventilation operating:
 - Bedrooms 30 dB LAeq (15 Minutes) (2300 hrs – 0700 hrs)
 - Living/Bedrooms 35 dB LAeq (15 Minutes) (0700 hrs – 2300 hrs)
 - All Other Habitable Rooms 40 dB LAeq (15 Minutes) (0700 hrs – 2300 hrs)
 - All Habitable Rooms 45 dB LAmax to occur no more than 10 times per night (2300 hrs – 0700 hrs)

Any outdoor amenity areas 55 dB LAeq (1 hour) (0700 hrs – 2300 hrs)
The scheme as approved shall be validated by a competent person and a validation report submitted to and approved in writing by the local planning authority. The approved scheme shall then be implemented in full and retained as such thereafter.

17. Before the commencement of the development hereby approved:
Further works as identified in the submitted Report ref 5132-G-R002-Rev-B, dated May 2022, along with the preparation and submission of a remediation strategy shall be undertaken. The Remediation works shall ensure that the development will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
The developer shall give at least 14 days' notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the remediation scheme.
18. No dwellings/buildings hereby approved shall be occupied until:
 - a) The approved remediation works required by XX above have been carried out in full in compliance with the approved methodology and best practice.
 - b) If during the construction and/or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the Local Planning Authority and the Local Planning Authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material shall be re-evaluated through the process described in the contaminated land assessment ref 5132-G-R002-Rev-B, dated May 2022 submitted with the application and through the process described in 1.18 above and,
 - c) Upon completion of the remediation works required by 1.18 above a validation report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.
19. Prior to the first occupation of any dwelling, hereby approved, a scheme for the delivery and future maintenance of all on site public open space,

and a timetable for its implementation relative to the completion of dwellings hereby approved, shall be submitted to and be approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in full as agreed and then the public open space shall be maintained as such thereafter.

20. Before development starts, the following shall be submitted to and approved in writing by the Local Planning Authority:
 - a) a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land,
 - b) the details of any trees and hedgerows to be retained, together with measures for their protection during development,
 - c) identification of trees designated street trees
 - d) a schedule of proposed plant species, size and density and planting locations and
 - e) an implementation programme.
21. All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees which within a period of 15 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
22. Before the dwellings are first brought into use, the area shown on the approved plans as reserved for the parking, garaging, circulation and standing of vehicles, shall be provided in accordance with the approved details and shall be retained as such thereafter. The parking and manoeuvring areas shall not be used for any purpose other than the parking and manoeuvring of vehicles and in particular shall not be used for the open storage of goods, plant or materials of any kind.
23. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:
 - a. Flood Risk Assessment prepared by KSA Consulting Engineers, Ref 5918- FRA dated May 2022, "including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team".

- b. Drainage Strategy prepared by KSA Consulting Engineers, Ref 5918/DS01, Rev A dated May 2022, "including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team
- c. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority.

- 24. No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance. and to obtain a full understanding of the springs within the site and any associated mitigation requirements.
- 25. Prior to commencement of the development, the applicant shall submit for approval to the LPA details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.
- 26. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Notes

Yorkshire Water

Yorkshire Water: If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Derbyshire County Council

The management and maintenance of the sports pavilion building should form part of appropriate wording in a Section 106 Agreement to accompany this planning application.

Broadband developers should work with broadband providers to ensure NGA broadband services are incorporated as part of the design of new development. However, if it can be shown that this would not be possible, practical or economically viable, in such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation.

Lead Local Flood Authority

A. The County Council does not adopt any SuDS schemes at present (although may consider ones which are served by highway drainage only). As such, it should be confirmed prior to commencement of works who will be responsible for SuDS maintenance/management once the development is completed.

B. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council. For further advice, or to make an application please contact Flood.Team@derbyshire.gov.uk.

C. No part of the proposed development shall be constructed within 5-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert). It should be noted that DCC have an anti-culverting policy.

D. The applicant should be mindful to obtain all the relevant information pertaining to proposed discharge in land that is not within their control, which is fundamental to allow the drainage of the proposed development site.

E. The applicant should demonstrate, to the satisfaction of the Local Planning Authority, the appropriate level of treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753.

F. The County Council would prefer the applicant to utilise existing landform to manage surface water in mini/sub-catchments. The applicant is advised to contact the County Council's Flood Risk Management team should any guidance on the drainage strategy for the proposed development be required.

G. The applicant should provide a flood evacuation plan which outlines:

- The flood warning procedure
- A safe point of extraction • How users can safely evacuate the site upon receipt of a flood warning
- The areas of responsibility for those participating in the plan

- The procedures for implementing the plan
- How users will be made aware of flood risk
- How users will be made aware of flood resilience
- Who will be responsible for the update of the flood evacuation plan PUBLIC

H. Flood resilience should be duly considered in the design of the new building(s) or renovation. Guidance may be found in BRE Digest 532 Parts 1 and 2, 2012 and BRE Good Building Guide 84.

I. Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.
 - Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients, flow directions and pipe reference numbers.
- Soakaways, including size and material.
- Typical inspection chamber/ flow control chamber / soakaway / silt trap and SW attenuation tank details.
- Site ground levels and finished floor levels.

J. On Site Surface Water Management.

- The site is required to accommodate rainfall volumes up to the 1% probability annual rainfall event (plus climate change) whilst ensuring no flooding to buildings or adjacent land.
- The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas, etc, to demonstrate how the 30 year + 35% climate change and 100 year + 40% Climate Change rainfall volumes will be controlled and accommodated. In addition, an appropriate allowance should be made for urban creep throughout the lifetime of the development as per 'BS 8582:2013 Code of Practice for Surface Water Management for Developed Sites' (to be agreed with the LLFA).
- Production of a plan showing above ground flood pathways (where relevant) for events in excess of the 1% probability annual rainfall event, to ensure exceedance routes can be safely managed.
- A plan detailing the impermeable area attributed to each drainage asset (pipes, swales, etc), attenuation basins/balancing ponds are to be treated as an impermeable area.

Peak Flow Control

- For greenfield developments, the peak run-off rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and

the 1 in 100-year rainfall event, should never exceed the peak greenfield run-off rate for the same event.

- For developments which were previously developed, the peak run-off rate from the development to any drain, sewer or surface water body for the 100% probability annual rainfall event and the 1% probability annual rainfall event must be as close as reasonably practicable to the greenfield run-off rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development, prior to redevelopment for that event.

Volume Control

- For greenfield developments, the runoff volume from the development to any highway drain, sewer or surface water body in the 6 hour 1% probability annual rainfall event must not exceed the greenfield runoff volume for the same event.

- For developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 6 hour 1% probability annual rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but must not exceed the runoff volume for the development site prior to redevelopment for that event.

Note:- If the greenfield run-off for a site is calculated at less than 2 l/s, then a minimum of 2 l/s could be used (subject to approval from the LLFA).

- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional.

- Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within the highway.

- Guidance on flood pathways can be found in BS EN 752.

- The Greenfield runoff rate which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage for a site should be calculated for the whole development area (paved and pervious surfaces - houses, gardens, roads, and other open space) that is within the area served by the drainage network, whatever the size of the site and type of drainage system. Significant green areas such as recreation parks, general public open space, etc., which are not served by the drainage system and do not play a part in the runoff management for the site, and which can be assumed to have a runoff response which is similar to that prior to the development taking place, may be excluded from the greenfield analysis.

K. If infiltration systems are to be used for surface water disposal, the following information must be provided:

- Ground percolation tests to BRE 365.
- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689- 1:2003.
- Volume design calculations to 1% probability annual rainfall event + 40% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 – Table 25.2. PUBLIC • Location plans indicating position (soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
- Drawing details including sizes and material.
- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included. Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

L. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable.)

M. The applicant should submit a comprehensive management plan detailing how surface water shall be managed on site during the construction phase of the development ensuring there is no increase in flood risk off site or to occupied buildings within the development.

N. The applicant should manage construction activities in line with the CIRIA Guidance on the Construction of SuDS Manual C768, to ensure that the effectiveness of proposed SuDS features is not compromised.