

Planning Committee 11th October 2022

APPLICATION NUMBER		22/00814/FUL	
SITE ADDRESS:		Woodhouse Farm, Long Lane, Longford, Derbyshire	
DESCRIPTION OF DEVELOPMENT		Erection of 2no. B8 (Storage and distribution) and E(g)(iii) (Industrial Processes) buildings	
CASE OFFICER	Mr Gareth Griffiths	APPLICANT	Mr Tom Goodall
PARISH/TOWN	Longford	AGENT	Planning Design Practice Ltd
WARD MEMBER(S)	Cllr. M. Morley	DETERMINATION TARGET	11 th October 2022
REASON FOR DETERMINATION BY COMMITTEE	Major application.	REASON FOR SITE VISIT (IF APPLICABLE)	Not required.

MATERIAL PLANNING ISSUES

- Principle of the development
- Impact on character and appearance of the countryside
- Impact on residential amenity
- Land drainage
- Impact on archaeology
- Impact on ecology
- Highway matters
- Climate change

RECOMMENDATION

Permission be granted subject to conditions.

1. THE SITE AND SURROUNDINGS

- 1.1 Woodhouse Farm is located in open countryside to the west of Longford village at the junction of Long Lane with Rodsley Lane. The site is accessed directly off Long Lane via an existing metal gated entrance.
- 1.2 The site comprises the host farmhouse and a group of farm buildings varying in size, scale and condition. Planning permission was granted in 2001 (ref: 00/11/0762) for the conversion of two redundant farm buildings to form 4 storage and distribution (B8) units and in 2017 (ref: 17/00903/FUL) for the erection of a new building for light industry (B1(c)) and storage and distribution (B8) uses. A further planning permission was granted in 2018 (ref: 18/00918/FUL) for the erection of 2no. B8 (Storage and Distribution)/B1(c) (Business - Industrial Process) units and associated engineering works to raise land level, fill existing ponds and create a new pond.
- 1.3 The application site is well contained and screened by roadside hedgerows and a belt of trees in the west, existing farm, other buildings and surrounding vegetation in the south and east and by trees and other vegetation associated with a large pond to the north.





2. DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for the erection of 2no. B8 (Storage and distribution) and E(g)(iii) (Industrial Processes) buildings. The application is essentially a re-working of part of the development approved with planning permission 18/00918/FUL which has not been implemented.
- 2.2 Building G is proposed as an extension to the north of an existing unit. It would measure 18m wide by 12.5m deep and would consist of two units of 222m² each. To the north of this site is a concrete retaining wall approved with planning permission 18/00918/FUL against which it is proposed to erect Building H. This would be set on a lower level to Building G and against the retaining wall and would measure 9m by 18m and would sit over the larger of the two buildings approved as part of planning permission 18/00918/FUL. The buildings would be of steel portal frame construction clad with composite cladding set under a composite panel roof to match existing buildings on site.

- 2.3 The engineering operations associated with the application that have been undertaken on the back of the previous permission have included levelling of the ground, the introduction of concrete retaining walls, formation of ramped access, the infilling of two ponds and provision of a replacement pond. The proposals would also incorporate areas of hardstanding and the creation of two further ponds.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1 Adopted Derbyshire Dales Local Plan (2017)

S1	Sustainable Development Principles
S4	Development in the Countryside
PD1	Design and Place Making
PD5	Landscape Character
PD3	Biodiversity and the Natural Environment
PD6	Trees, Hedgerows and Woodlands
PD7	Climate Change
PD8	Flood Risk Management and Water Quality
HC19	Accessibility and Transport
HC21	Car Parking Standards
EC1	New and Existing Employment Development

3.2 Derbyshire Dales District Council Climate Change Supplementary Planning Document (2021)

3.3 National Planning Policy Framework

3.4 National Planning Practice Guidance

4. RELEVANT PLANNING HISTORY

18/00918/FUL Erection of 2no. B8 (Storage and Distribution) /B1(c) (Business - Industrial Process) units and associated engineering works to raise land level, fill existing ponds and create a new pond – Granted

17/00903/FUL Erection of building for light industrial and storage and distribution uses (B1(c) & B8), erection of retaining wall and retention of hardstanding- Granted

00/11/0762 Change of use of agricultural shed to storage (Use Class B8) - Granted

5. CONSULTATION RESPONSES

5.1 Parish Council

- No objection.

5.2 Local Highway Authority (Derbyshire County Council)

- No objection on basis that the previous consent for 14 units will not be implemented.

5.3 Derbyshire Wildlife Trust

- no additional constraints have been identified during an update site visit in August 2022 and recommends continued compliance with the Construction and Ecological Management Plan. Ref RSE_1877_CEMP-V2 Issued November 2018

- advise that a sensitive lighting plan is secured via condition to protect habitat to the north of the proposed buildings.

5.4 Forestry Commission

- there is an ancient woodland in the area, Carr Wood, but it is approximately 220 metres away from the proposed development
- there is a stream outside the northern boundary of the site that flows to the southern edge of Carr Wood, but the main drainage runs north - south through the length of the wood, so the development will not have a hydrological effect on the woodland.
- taken the above into consideration have no comment to make.

5.5 Environment Agency

- Development falls within flood zone 1 and therefore have no fluvial flood risk concerns associated with the site
- no other environmental constraints associated with the application site which fall within the remit of the Environment Agency
- if proposal subsequently changes such that it may pose a significant environmental risk will be pleased to review response.

5.6 Lead Local Flood Authority (LLFA)

- initial holding objection as it was not possible to provide an informed comment until such a time that the applicant has submitted further information including a flood risk assessment
- have since reviewed the submitted surface water and flood risk information and, whilst some of the documentation does not relate to the application under consideration, the LLFA have approved a land drainage consent for the site and it is evident from previously approved applications that the flood risk has been assessed for the site and an appropriate drainage strategy has previously been proposed
- would refer to previous comments relating to application 18/00918/FUL, albeit there is no requirement for the drainage hierarchy condition as this has previously been discharged at this site
- if planning permission is granted, would expect to be consulted in relation to any surface water conditions to be able to review the surface water management proposals prior to construction.

5.7 Designing Out Crime Officer

- no objection raised.

5.8 Development Control Archaeologist

- have previously commented on applications for this site, most recently in 2018 for application 18/00918/FUL
- site is within the area of the medieval deer park at Longford recorded in the Derbyshire Historic Environment Record (MDR2619)
- the boundary of the park does not survive, and its mapped extents are therefore indicative
- proposal site is peripheral to the park, although mapping from c1880 suggests that it still retained parkland character and parkland trees at this stage
- in terms of the known possible below-ground archaeology:
 - the site is close to the line of the Long Lane Roman road (MDR10648) running from Little Chester (Derby) towards Rocester.

- Portable Antiquities Scheme records of the area of Woodhouse Farm include Roman and Anglo-Saxon finds. It is likely that there is a focus of Romano-British and possibly early and later medieval activity in the area.
- recourse to free, publicly accessible, aerial photographs and LiDAR data shows the presence of :
- medieval rig and furrow within the development area which respects the Roman Road to the south.
 - Aerial photographs demonstrate soil marks, which may represent archaeological features to the north of the development area that may continue outside the development area into the field to the north, so the archaeological potential of the site may potentially be higher than previously stated.
- notwithstanding the above, the site of the proposed new buildings has undergone significant disturbance and, as a consequence of this, it retains little or no archaeological potential
- the site of the new pond in the field to the east had not been previously developed prior to application 18/00918/FUL - this office has previously received and has approved a WSI for watching brief works associated with application 18/00918/FUL, but have not been notified as to whether these works have started, though recent aerial images show that construction of the pond has commenced
- have had no report from any archaeological contractors and this is of concern as the RLB of the two application areas substantially overlap
- advise therefore that in line with Para 194 of NPPF that, in order to understand the archaeological interest/potential implicit in this application the applicant submit the results of archaeological works outlined in 18/00918/FUL
- additional detail should also be provided on what has actually happened on the site if development has taken place to allow an understanding of what previous work has been done and gain an understanding of remaining potential
- reconsult once this information has been submitted.

5.9 Environmental Health (Derbyshire Dales District Council)

- No objection.

6. REPRESENTATIONS RECEIVED

6.1 None.

7. OFFICER APPRAISAL

7.1 Having regard to the policies of the development plan, the main issues to assess are as follows:

- principle of the development;
- impact on character and appearance of the countryside;
- impact on residential amenity;
- land drainage
- Impact on archaeology;
- impact on ecology,
- highway matters; and
- climate change

Principle of the development

- 7.2 The application site is located in open countryside, between Alkinton and Longford. Policy S4 of the Adopted Derbyshire Dales Local Plan (2017) advises development in the countryside should protect and where possible, enhance the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment whilst also facilitating sustainable rural community needs, tourism and economic development.
- 7.3 Policy EC1 of the Adopted Derbyshire Dales Local Plan (2017) supports proposals for new or expansion of existing businesses or industrial developments in sustainable locations that contribute towards the creation and retention of a wide range of jobs, an increase in higher value employment opportunities.
- 7.4 Woodhouse Farm benefits existing light industry (B1(c)) and storage and distribution (B8) uses through the conversion of existing buildings and the erection of new purpose built buildings. It also has permission for extension to the site with planning permission 18/00918/FUL which has not yet been implemented and which the current proposal would replace. As such, modest expansion of the established light industry (B1(c)) and storage and distribution (B8) uses, though in a relatively remote rural location, is considered to be acceptable, in principle, as it is in compliance with Policy EC1 of the Adopted Derbyshire Dales Local Plan (2017).

Impact on character and appearance of the countryside

- 7.5 Policy PD1 of the Adopted Derbyshire Dales Local Plan requires development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and landscapes, development on the edge of settlements to enhance and/or restore landscape character, contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.
- 7.6 Policy PD5 of the Adopted Derbyshire Dales Local Plan seeks to resist development, which would harm or be detrimental to the character of the local and wider landscape.
- 7.7 The site is well contained and screened by roadside hedgerows and a belt of trees in the west, existing farm, other buildings and surrounding vegetation in the south and east and by trees and other vegetation associated with a large pond to the north. The trees and hedgerows surrounding the site provide important screening roles. The trees are protected by condition following the approval of application 17/00903/FUL which requires the Local Planning Authorities approval for the pruning and/or felling of trees over the height of 1.5 metres above ground level.
- 7.8 These lower lying buildings would be sited towards the back of the site (north) which is set significantly lower than existing buildings already present on site. Furthermore the buildings would be clad to match existing buildings on site including composite cladding (brown), set under a composite panel roof (slate blue).
- 7.9 The site comprises a mix of differing buildings varying in size, scale and design. The proposed buildings, positioned towards the rear of the site, are well related to existing buildings matching in terms of size, scale, design and materials. The application represents a general continuation of the built form of Woodhouse Farm which is considered not to harm or be detrimental to the character of the local and wider landscape.

- 7.10 The belt of trees to the west and north and existing farm buildings to the south creates a natural boundary of the application site. In context to the existing built development on site, the further expansion, as proposed, is considered not to result in any significant adverse impact upon the character and appearance of this part of the countryside/local landscape.

Impact on residential amenity

- 7.11 The application site has an established light industry (B1(c)) and storage and distribution (B8) uses following the approval of applications 18/00814/FUL, 17/00903/FUL and 00/11/0762.
- 7.12 The closest residential dwelling, Woodhouse Farmhouse, which is occupied by the applicants, lies approximately 80 metres to the north. It is acknowledged that, whilst there have been no representations received, that a letter of objection was received on the previous planning application from the occupants of North Park Lodge, which lies approximately 840 metres north of the application site. However, the property was considered to be a sufficient distance away from the application site for the occupants not to be significantly adversely affected by the development by way of noise nuisance.
- 7.13 As such, given the isolated location of the application site, the expansion of light industry (B1(c)) and storage and distribution (B8) uses is considered to be compatible with neighbouring land uses and not to result in a significant loss of privacy or amenity for the occupants of neighbouring properties. The District Council's Environmental Health Section raises no objection to the application.
- 7.14 It is acknowledged the overall creation of 13 units has the potential to significantly increase traffic generation within the immediate area. However, this is one less unit than the number of units approved with planning permission 18/00918/FUL. It is envisaged the majority of the traffic associated with the site will enter and exit via Long Lane and not via Rodsley Lane. As such, the proposal is considered not to result in any significant inconvenience to existing highway users with the immediate area as a result of the modest expansion and conditions can be attached with respect to highway matters raised previously by the Local Highway Authority.

Land drainage

- 7.15 A new pond has been provided as a wildlife pond in a field to the east of the proposed buildings on land currently forming part of an agricultural arable field. Surface drainage water from the site will be directed into further ponds proposed close to the buildings and water will then enter into an existing natural stream. Whilst information has been submitted by the applicant, the Local Lead Flood Authority (LLFA) raised some concern with the level of consistency with the details. Nevertheless, the LLFA advise that they have approved a land drainage consent for the site and it is evident, from previously approved applications, that the flood risk has been assessed for the site and an appropriate drainage strategy has previously been proposed.
- 7.16 Given the above, the LLFA would refer to previous comments relating to application 18/00918/FUL, albeit there is no requirement for the drainage hierarchy condition as this has previously been discharged at this site. Therefore, if planning permission is granted, the LLFA would expect to be consulted in relation to any surface water conditions to be able to review the surface water management proposals prior to construction.

Impact on archaeology

- 7.17 The land to the rear of Woodhouse Farm is within a site on the Derbyshire Historic Environment Record (MDR2619) for the medieval deer park at Longford. The application site is peripheral to the park, although mapping from c1880 suggests that it still retained parkland character and parkland trees at this stage. It is noted that this character has subsequently been eroded, although the hedgerow field boundary to the north of the proposed new pond appears to be of some considerable age and is likely to relate to an early subdivision within the historic parkland. In terms of below-ground archaeology the site is close to the line of the Long Lane Roman road (MDR10648) running from Little Chester towards Rocester and Stoke on Trent. Portable Antiquities Scheme records in the area of Woodhouse Farm include Roman and Anglo-Saxon finds.
- 7.18 The site of the proposed new buildings has undergone significant disturbance and, as a consequence of this, it retains little or no archaeological potential. The site of the new pond in the field to the east had not been previously developed prior to application 18/00918/FUL. The Development Control Archaeologist advises that he has previously received and approved a WSI for watching brief works associated with application 18/00918/FUL, but he was not been notified that the works have started and has had no report from any archaeological contractors; this is of concern as the two application areas substantially overlap
- 7.19 To this end, it is advised that, in line with Para 194 of NPPF, that in order to understand the archaeological interest/potential implicit in this application the applicant submit the results of archaeological works outlined in 18/00918/FUL and that additional detail should also be provided on what has actually happened on the site to allow an understanding of what previous work has been done in order to gain an understanding of remaining potential and to reconsult once this information has been submitted. To this end, as the works have been undertaken, it is considered reasonable to attach a condition that the information required by the Development Control Archaeologist be submitted.

Impact on ecology

- 7.20 The application is accompanied by a Preliminary Ecological Appraisal prepared by the applicant's ecologist in 2018 and has been updated with a letter. Derbyshire Wildlife Trust has advised that there is no objection but requires a condition that all works shall be undertaken in compliance with the Construction and Ecological Management Plan and that the measures in this document be communicated to site staff and implemented in full.
- 7.21 With regard to the lighting plan, a condition is required that, prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to safeguard the functionality of adjacent habitats for bats and other nocturnal wildlife.

Highway matters

- 7.22 The site would continue to be accessed directly off Long Lane via the existing metal gated entrance. The formation of an internal ramped access will be required to gain access to the proposed units.
- 7.23 The additional 13 units have the potential to significantly increase the traffic generation, not only associated with the site, but on Rodsley Lane also. Rodsley Lane between the application site access and Long Lane is very narrow and does not enable two-way traffic. Given the sites location, it is envisaged the majority of the traffic associated with the site will enter and exit via Long Lane.
- 7.24 To accommodate the additional traffic, the Local Highway Authority previously recommended that the road is widened at this location to enable two vehicles to pass.

The applicant is willing to amend the public highway to accommodate larger vehicles which the proposal is likely to generate. This includes widening the Rodsley Lane/Long Lane junction with a new 20m kerb radii sweeping into Rodsley Lane. It is acknowledged that whilst 2-way traffic for all vehicles larger than a 7.5T van would still be difficult, given the size of the proposed industrial units its unlikely traffic exceeding 7.5T will use the site on a regular basis. Internally, adequate parking and turning is being provided for the proposed use.

- 7.25 The access is being improved by providing 2.4m x 33m emerging visibility sightlines in each direction as part of a previous permission (application ref: 17/00903/FUL). The Local Highway Authority concludes that, subject to the above being implemented, they do not raise an objection to the application.

Climate Change

- 7.26 Further to the previous grant of planning permission, the District Council has adopted its Climate Change Supplementary Planning Document in 2021. To this end, the applicant advises that the building envelopes will be designed and constructed to exceed current building regulations guidance in terms of low air permeability and high thermal insulation. Internal lighting systems are proposed to be highly energy efficient using sensor systems and low energy fittings. The buildings would also be powered by an existing 50kw pv panel arrangement that has been installed on an existing building. In this respect, it is considered that the applicant has demonstrated how the carbon footprint of the development will be mitigated against in order to meet the aims of Policy PD7 and the District Council's Climate Change Supplementary Planning Document.

Conclusion

- 7.27 Taking the above into consideration, the modest expansion of the established light industry (B1(c)) and storage and distribution (B8) uses at Woodhouse Farm, although in a relatively remote rural location, is considered not to result in any significant adverse impact upon the character and appearance of this part of the countryside/local landscape as that the proposals are in general compliance with policies S1, S4, PD1, PD3, PD5, PD7, PD8, EC1, HC19 and HC21 of the Adopted Derbyshire Dales Local Plan (2017).
- 7.28 In addition, the proposal is essentially a replacement of one of the two units approved in 2018 and, as such, although in a different layout, and essentially adding a further building, there is considered to be no matters that would otherwise render concerns with regard to the development. Accordingly the application is recommended for approval subject to similar conditions attached to the previous grant of planning permission.

8. RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

Reason:

This is a statutory period which is specified in Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site has been submitted

to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

Reason:

To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of the development commencing to comply with policies S1 and PD8 of the Adopted Derbyshire Dales Local Plan (2017).

3. Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority, 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 Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase and maintained throughout the construction period.

Reason:

To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development to comply with policy PD8 of the Adopted Derbyshire Dales Local Plan (2017).

4. Throughout the construction phase, 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 details which shall have first been submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

Reason:

In the interest of highway safety in accordance with policies S4 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

5. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

Reason:

In the interest of highway safety in accordance with Policies S4 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

6. Prior to the proposed units being taken into use the sites existing vehicular access to Rodsley Lane shall be modified in accordance with drawing ref 2046-006 and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 33

metres in each direction measured along the nearside carriageway edge. 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 interest of highway safety in accordance with policies S4 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

7. No part of the development shall be occupied until the widening of Rodsley Lane has been carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt, works within the public highway will require the applicant to enter into a Section 278 Agreement with the Highway Authority.

Reason:

In the interest of highway safety in accordance with policies S4 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

8. No unit shall be occupied until space has been laid out within the site for the parking and manoeuvring of visitors vehicles in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained available for their designated use throughout the lifetime of the development.

Reason:

In the interest of highway safety in accordance with policy HC21 of the Adopted Derbyshire Dales Local Plan (2017).

9. No further development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the Local Planning Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the archaeological Written Scheme of Investigation and the development shall not be occupied until the site investigation and post investigation assessment has been completed and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:

To secure the proper recording of the building in accordance with policy PD2 of Adopted Derbyshire Dales Local Plan (2017).

10. Before the first use of the buildings hereby approved, details of the soft landscaping of the proposed ponds shall be submitted to and approved in writing by the Local Planning Authority. All the soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure an appropriate landscaped setting in accordance with Policies S4 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

11. The development hereby permitted shall be constructed of facing and roofing materials to match in terms of colour, texture, size and material those used in the construction of the existing buildings on site.

Reason:

To ensure the use of appropriate materials in accordance with Policy PD1 of Adopted Derbyshire Dales Local Plan (2017).

12. The Construction and Ecological Management Plan (CEMP) shall be communicated to site staff and be implemented in full.

Reason:

In the interest of safeguarding protected species and/or securing biodiversity enhancements in accordance with Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

13. Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. The development shall be carried out in accordance with the approved details.

Reason:

In the interest of safeguarding protected species and/or securing biodiversity enhancements in accordance with Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

NOTES TO APPLICANT:

1. The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant which has resulted in agreement to appropriately worded conditions which overcame initial problems with the application with respect to land drainage.

2. The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £116 per request. The fee must be paid when the request is made and cannot be required retrospectively.
3. 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.
4. 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.
5. No part of the proposed development shall be constructed within 3-8m 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.
6. 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.
7. 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.
8. 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.
9. 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?
10. 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.
11. 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 and flow directions and pipe numbers.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

12. On Site Surface Water Management;

- The site is required to accommodate rainfall volumes up to 1 in 100 year return period (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 100 year + 30% Climate Change rainfall volumes will be controlled and accommodated. A sensitivity test to 40% Climate change, along with incorporating 10% impermeable area for urban creep should be carried out (refer to BS 8582:2013 Code of Practice for Surface Water Management for Developed Sites).
- Production of a plan showing above ground flood pathways (where relevant) for events in excess of 1 in 100 year rainfall, to ensure exceedance routes can be safely managed
- A plan detailing the impermeable area attributed to each drainage asset (pipes,swales etc)
- 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 LPA).
- 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 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 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, can be excluded from the greenfield analysis.

13. 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 in 100 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 – Table 25.2.
- 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.

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

15. 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.

16. Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained by contacting this Authority via email – ete.developmentcontrol@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

17. This decision notice relates to the following documents:

Drawing Nos. 3862-001A, 002, 003, 004, 005, 006 and 007 received on 22nd June 2022

Design and Access Statement received on 22nd July 2022

Ecological Survey (RammSanderson) received on 22nd July 2022

Construction and Ecological Management Plan (RammSanderson) received on 22nd July 2022

Preliminary Ecological Appraisal (RammSanderson) received on 22nd July 2022

Flood Map received on 22nd July 2022

Conservation Pond Relocation received on 22nd July 2022

Land Drainage Consent received on 16th August 2022.