

# Householder Delegated Report



South  
Northamptonshire  
Council

## Application Details

1	Application No.	S/2019/1218/FUL	
2	Case Officer	Emma Sanders	
3	Site Address	47 Deanshanger Road Old Stratford MK19 6AX	
4	Proposal	Two storey side and single storey rear extensions.	
5	Statutory Expiry Date	13 August 2019	
6	Ward:	Old Stratford	
7	Councillors:	Cllr Ken Pritchard	
8	Consultation Expiry Date	Consults date: 17 July 2019 Re-consults date: N/A	
9	Amended plans	Have amended plans been received?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		If yes, the changes were: Not Applicable.	

## Constraints and Relevant Planning History

10	Constraints	<p>AHAS - Archaeological Assets, Name: Former Buckingham Arm of Grand Union Canal, Monument ID: MNN115113 - Distance: 0</p> <p>SGW - Technical Site Safeguarding Map for Wind Turbine Developments (all wind turbine applications must be forwarded to NATS for consultations, irrespective of size and location) - Distance: 0</p> <p>LWSB - Local Wildlife Site - Within 2km buffer, Name: Deanshanger Old Canal, Site ID: S546 - Distance: 0</p> <p>LWSB - Local Wildlife Site - Within 2km buffer, Name: Cosgrove Quarry, Site ID: S603 - Distance: 0</p> <p>LWSB - Local Wildlife Site - Within 2km buffer, Name: Deanshanger Gravel Pits, Site ID: S672 - Distance: 0</p> <p>LWSB - Local Wildlife Site - Within 2km buffer, Name: Dogsmouth Brook Meadow, Site ID: S645 - Distance: 0</p> <p>CIL - CIL Charging Zones, Name: Rural Areas, Charge: 100 pounds (sites at or above affordable housing threshold) or 200 pounds (sites below affordable housing threshold) - Distance: 0</p> <p>CONF - P/2011/0198/PRM - Distance: 0</p>
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11	Site History	<p>Planning</p> <p>Application Number: S/1987/0535/P      Decision: Approval      Decision Date: 23 June 1987</p> <p>Proposal: Formation Of Room In Roof</p> <p>Application Number: S/2008/0707/PO      Decision: Appeal Allowed (Against Refusal)      Decision Date: 17 December 2008</p> <p>Proposal: Residential development for 35 dwellings (Outline)</p> <p>Application Number: S/2012/0368/MAR      Decision: Approval      Decision Date: 18 June 2012</p> <p>Proposal: Residential development of 33 dwellings</p> <p>Application Number: S/2014/2380/MAR      Decision: Approval      Decision Date: 08 May 2015</p> <p>Proposal: Variation of condition 1 (Drawings) of planning permission S/2012/0368/MAR (Residential development of 33 dwellings) with design of house types amended and siting within development adjusted to allow changes to road layout, parking arrangements and footpaths to meet highway requirements</p>
12	Pre-Application Advice	<p>Has pre-application advice been sought for this proposal? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>If yes, the details of this were: Duty Officer (May 2019) – previously approved (S/2015/1520/FUL) but not implemented hence why re-apply.</p>
<b>Relevant Planning Policies and Considerations</b>		
13	Development Plan	<ul style="list-style-type: none"> <li>• South Northamptonshire Local Plan (SNLP) G3, H17 and EV1.</li> <li>• West Northants Joint Core Strategy (JCS) SA.</li> <li>• Local Plan Part 2 (Submission Draft)<sup>1</sup> SDP1, SDP2.</li> </ul>
14	Material Considerations	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (NPPF)</li> <li>• Planning Practice Guidance (PPG)</li> <li>• SPGs - Residential Extensions, Parking</li> <li>• SNC Design Guide</li> <li>• Corporate Priorities<sup>2</sup> - Protected, Green &amp; Clean, Thriving Communities &amp; Wellbeing, Opportunity &amp; Growth</li> </ul>
15	Equalities Act	Due regard has been taken to South Northamptonshire Council's equality duty as contained within the Equalities Act 2010.
16	Human Rights Act 1998 Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.
<b>Summary of Consultation and Neighbour Responses</b>		
17	Old Stratford Parish Council	No observation as the application is a renewal.
18	Consultations	<b>Archaeology NCC:</b> no comments to make on the proposals.

19	Neighbours	a) Have any letters have been received from neighbours/third parties? If N, skip to question 20, if Y, go to question (b) below	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
		b) List the addresses of the neighbours who have commented and summarise their concerns:  <b>49 Deanshanger Road:</b> As the owner of the adjacent property I strongly object to the proposed development primarily on the grounds of loss of light to our kitchen. This is a galley-style kitchen whose light enters from the window which would face the 2-storey side extension of the proposed development. The distance from our kitchen window to the proposed development side wall would be only 1.7 m. When one applies the normal criteria used for assessing the 'right to light', i.e the '45 degree rule or the '50:50 rule' it is clear that what is proposed fails these criteria and would result in a major reduction in the light entering our kitchen. It is unacceptable to have such a dominant 2-storey side development right up to the boundary line and in this respect what is being proposed is out of character both in terms of intensity of development within the restricted space available and in comparison to similar approved extensions in the area.	
Case Officer Assessment			Tick
20	Impact on character of host dwelling & surrounding area	a) Does the development use <b>matching materials</b> ?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		b) Is the <b>design in keeping</b> (use of similar style windows and architectural detailing, fencing/walling) with the host dwelling and the surrounding area?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Is the development <b>in scale</b> with the adjacent properties, especially when considered in relation to the size of the plot?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		d) Is the extension <b>subservient</b> to the host dwelling?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		e) For two storey side extensions, does the dwelling <b>avoid a terracing effect</b> ?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		Comments (if any): The application seeks to renewal of the previous approval (S/2015/1520/FUL) and therefore the previous comments apply.  By way of impact on scale and character of the property the proposal indicates a clearly subservient form to the host dwelling. The ridge is proposed at a reduction of 1.5m approx. with a set back from the principle elevation of approx. 2.6m. The council's SPG on residential extensions provides guidance on the addition of side extensions to properties and the possibility of creating a terracing effect. The design of the proposed side extension is considered to respect the scale and character of the original dwelling by appearing as an obvious extension to the property, remaining subservient and does not unbalance the pair of semi-detached properties. By way of impact on the character of the surrounding area, this side of Deanshanger Road has a precedent of two storey side extensions to semi-detached dwellings of a similar character to the application property. As such it is not considered that the proposals will significantly detract from the character of the surrounding area and therefore the proposed extension is considered to be in keeping.  The single storey rear element will not be visible from the public realm and as such the impact on the surrounding area will be limited. Currently the property hosts a single storey conservatory of uPVC and glass and a single storey lean to of brick construction. These together appear at odds with the property as they are of varying material and	

		<p>dimensions. An extension of congruent materials throughout would be considered an improvement to the character of the original dwelling. The fenestration proposed to the rear elevation creates a more symmetrical appearance, this allows for the character of the dwelling to be more closely retained in comparison to what is currently present on site. The dwelling hosts a large rear curtilage which ensures that the proposal will not appear dominant in relation to plot size. There has been a change to once of the proposed back doors and this has been replaced with a window. A velux window has been removed from the roof of the rear extension. This is seen to cause no change to the development.</p>	
21	Impact on neighbours	a) Do any new windows at first floor level <b>comply with the separation guidelines</b> of the Design SPD and Residential Extensions SPG?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		b) Does the extension(s) comply with the Council's <b>45-degree rule</b> ?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Will the development <b>dominate</b> or be <b>overbearing</b> upon a neighbour's garden or property?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N
		d) Will the development cause adverse degree of <b>overshadowing</b> ?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N
		<p>Comments (if any): Single storey rear extensions can be carried out under permitted development rights without planning permission; however this proposal marginally exceeds the depth permitted and so has been submitted in a full application. As the roof of the extension is proposed as lean to, this then reduces the additional impact of the rear extensions on No.45 to a degree where it would not justify refusal of the application on grounds of loss of light.</p> <p>The two-storey side extension will see the distance between No. 49 &amp; 47 reduced. On the side elevation of No.49 there is a habitable room window which services a kitchen/breakfast room although it would appear that this is not the only source of light into the room, with a secondary light source available. In addition, currently there is heavily screened boundary treatment to the south elevation and a 1.8m approx. fence. This reduces the light into the window in question considerably, and although a two-storey side extension moving closer to this window will be denser, the reduction in light is not considered to be significantly greater than what is currently afforded. The 45 degree sight lines from the window in question are currently interrupted in both directions, to the west by the single storey extension at No49, and to the east by the current south elevation of No47. Although the side extension proposed will have some impact, on balance it is not considered to be so detrimental to light and sight lines that refusal would be warranted.</p> <p>There are no windows proposed to the side elevation and as such this removes any negative impact on privacy. It is therefore considered that the proposals will not adversely impact residential amenity and adequate levels will be maintained for existing and future residents.</p>	
22	Impact on highway safety	a) Does the development have an <b>adverse impact</b> on highway safety?	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N
		b) Does the development result in an appropriate number of <b>parking spaces</b> in accordance with the Parking SPD?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Does any new <b>access</b> proposed meet highway standing advice/NCC response (width, visibility splays etc)?	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N
		<p>Comments (if any): The property has sufficient parking for three vehicles and therefore the development complies with the Parking Supplementary Planning Document.</p>	

23	Impact on Listed Building and/or its setting	a) Is the development to or affecting the setting of a listed Building? If Y answer questions (b) to (e) below, if N skip to question 24	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		b) If yes, have you had special regard to the desirability of <b>preserving</b> the <b>Listed building</b> or its <b>setting</b> or any features of special architectural or historic interest which it possesses? <sup>3</sup>	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Is the <b>significance of the Listed Building</b> considered to lie primarily in its age, vernacular construction and form, survival of the historic fabric, plan form and features with the building being a good example of this type of vernacular building?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		d) Is the proposed development considered to result in limited <b>less than substantial harm</b> to the significance of the Listed Building?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		e) Is any less than substantial harm caused by the development (such as loss of historic fabric or modest extensions) outweighed by <b>the long term or public benefits</b> , such as the preservation of the building?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		Comments (if any): Not Applicable.	
24	Impact on Conservation Area and/or its setting	a) Is the development in or adjacent to a Conservation Area? If Y answer questions (b) to (e) below, if N skip to question 25	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		b) Have you paid special attention to the desirability of <b>preserving or enhancing</b> the character or appearance of a <b>conservation area</b> ? <sup>4</sup>	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Does the development accord with the <b>Conservation Area Appraisal</b> ?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		d) Is the <b>significance of this part the Conservation Area</b> considered to lie primarily in the form and layout of the historic development, the spaces between and around buildings, and surrounded by vernacular architecture and building forms?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		e) Is the proposed development considered to result in limited <b>less than substantial harm</b> to the significance of the Conservation Area?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		f) Is any less than substantial harm caused by the development (such as loss of historic fabric or modest extensions) outweighed by <b>the long term or public benefits</b> , such as the preservation of the conservation area?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
Comments (if any): Not Applicable.			
25	Development in flood risk zones 2 and 3	a) Is the development in <b>flood zone 2 or 3</b> ? If Y answer questions (b) to (d) below, if N skip to question 26	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		b) If yes, is the proposed development <b>less than 250sqm</b> and <b>maintains existing floor levels</b> within the property?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) If yes, then in accordance with <b>Environment Agency standing advice</b> for minor developments no consultation with the Environment Agency is required and the development does not represent a significant increase in the risk of flooding.	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		d) If no, the <b>Environment Agency were consulted</b> and raised <b>no objections</b>	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		Comments (if any): Not Applicable.	

26	Impact on Trees	a) Are there mature trees with a high amenity value that the proposed development is adjacent to or in the Root Protection Area of? If Y answer questions (b) to (c) below, if N skip to question 27	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		b) If yes, will the development result in adverse harm to the tree or its loss?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Is the tree in a conservation area or protected by a Tree Preservation Order?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		Comments (if any): Not Applicable.	
27	Impact on Ecology	a) Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against <a href="#">Natural England's standing advice</a> )? If Y answer questions (b) to (e) below, if N skip to question 28	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		b) If Y, have you had regard to the purpose of conserving (including restoring / enhancing) biodiversity <sup>5</sup>	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Has a protected species been submitted?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		d) If Y, does the survey and any proposed mitigation accord with the above standing advice?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		Comments (if any): Not Applicable.	
28	Response to Comments	The above report incorporates all of the concerns of the Parish Council, consultees and/or neighbours. If no, the response to other matters raised by Parish Council, consultees and/or neighbours are detailed below.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		Comments (if any): All comments covered above.	
29	Section 73 Applications	a) Is this application made under Section 73 of the Town And Country Planning Act (to vary or delete conditions on a previous planning permission) If Y answer questions (b) to (d) below, if N skip to question 30	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		b) If yes, and approval is being recommended, this will result in the granting of a new planning permission, therefore, have you ensured that the new decision notice continues to refer to all the previous conditions that remain relevant? (However, the time limit to implement the development is not extended by this decision and the original date should remain if development has not already commenced)	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		c) Does a Section 106 Agreement apply to the original permission?	<input type="checkbox"/> Y <input type="checkbox"/> N
		d) If yes, which of the following actions have been taken?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		variation of the S106 has been agreed	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		new S106 has been agreed	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
		the existing S106 continues to apply and the Council's legal officers have confirmed that no variation is required	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N
Comments (if any): Not Applicable.			

Conclusion				
30	Conclusion	Due to its siting, scale and design I consider that the proposed development will be sympathetic to the context of the development and will be compatible with the appearance, character, layout, scale and design of existing dwellings in the area, including any listed buildings and conservation areas. I consider that the proposal will provide adequate standards of amenity and privacy for existing and/or proposed residents. The proposal therefore accords with the policies and considerations as set out at section 13-16 above.		
Recommendation				
31	APPROVE	Subject to the conditions and reasons set out on the attached decision notice.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
	REFUSE	For the reasons set out on the attached decision notice.	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Community Infrastructure Levy (CIL) <sup>6</sup>				
32	CIL Liability	a) Is the development proposing an extension that increases the net floorspace of the dwelling by more than 100sqm? If Y you need to answer question 33 below, if N the development is not CIL liable and skip to question 33	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
33	CIL Charge	a) What is the net increased floorspace of the dwelling as a result of the extension?	Xxx sqm	
		b) The CIL payment under the Council's current CIL Charging Schedule as a result of the increased floorspace is therefore?	£xxx	
		c) Has the applicant applied for and been granted a self-build exemption under CIL which has resulted in a zero charge for this development? (However should any disqualifying events occur this development would attract a CIL payment totaling the figure at (b) above.)	<input type="checkbox"/> Y <input type="checkbox"/> N	
Authorisation				
34	Case Officer	Emma Sanders	Date:	07.08.2019
	Authorising Officer	David Morren	Date:	08/08/2019

Notes	
1	<p><b>Part 2 Local Plan</b></p> <p>The draft South Northamptonshire Part 2 Local Plan was submitted to the Planning Inspectorate for Examination on 22<sup>nd</sup> January 2019. Dates for the examination are yet to be confirmed, but in accordance with Paragraph 48 of the National Planning Policy Framework (NPPF) the Council may now give weight to relevant policies in the draft Plan according to:</p> <ul style="list-style-type: none"> <li>a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);</li> <li>b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and</li> <li>c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)</li> </ul>

	<p>As the Plan was submitted prior to 24<sup>th</sup> January 2019, in accordance with Paragraph 214 of the NPPF consistency should be tested against the previous Framework published in March 2012.</p>
2	<p><b>Council Corporate Priorities:</b></p> <p>South Northamptonshire Council’s Business Plan for 2019-20 sets out the Council’s three strategic priorities which form our overarching business strategy. Below these are the key actions for the year 2019–20. This is a strategy which looks to the future taking into account the priorities and aspirations of the communities who live and work in the district.</p> <p>The three corporate priorities are to ensure the District is “Protected, Green &amp; Clean”, is a place which supports “Thriving Communities &amp; Wellbeing”, and is a District of “Opportunity &amp; Growth”. All three priorities are of significance to the determination of planning applications and appeals. Below these priorities, the key actions which are of most relevance to planning applications and appeals are: (1) deliver the Local Plan; (2) increase tourism and increase employment at strategic sites; (3) develop our town centres; (4) protect our built heritage; (5) protect our natural environment; (6) promote environmental sustainability; (7) promote healthy place shaping; (8) delivery innovative and effective housing schemes; and (9) deliver affordable housing.</p> <p>The remaining key actions may also be of significance to the determination of planning applications and appeals on a case by case basis.</p> <p>The above corporate priorities are considered to be fully compliant with the policy and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.</p>
3	<p><b>Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990</b> sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p>
4	<p><b>Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990</b> sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.</p>
5	<p><b>Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006)</b> states that “every public authority must, in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity”.</p> <p>Strict statutory provisions apply where European Protected Species (EPS) are affected, as prescribed in <b>Regulation 9(5) of Conservation of Habitats and Species Regulations 2010</b>. When determining a planning application that affects a EPS, local planning authorities must have regard to the requirements of <b>the EC Habitats Directive</b> which states that “a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions”.</p> <p><b>Under Regulation 41 of the Conservation Regulations 2010</b> it is a criminal offence to cause harm to a EPS and/or their habitats which includes damage or destruction of a breeding site or resting place. However, licenses from Natural England for certain purposes can be granted to allow otherwise unlawful activities to proceed when offences are likely to be committed, but only if 3 strict legal derogation tests are met which include:</p> <ol style="list-style-type: none"> <li>1) Is the development needed for public health or public safety or other imperative reasons of</li> </ol>

	<p>overriding public interest including those of a social or economic nature?</p> <ol style="list-style-type: none"> <li>2) Is there any satisfactory alternative?</li> <li>3) Is there adequate compensation being provided to maintain the favourable conservation status of the species?</li> </ol> <p>In order for the local planning authority to discharge its legal duty under Reg 9(5) of the Conservation Regulations 2010 when considering a planning application where EPS are likely or found to be present at the site or surrounding area, local planning authorities must firstly assess whether an offence under the Regulations is likely to be committed. If so, the local planning authority should then consider whether Natural England would be likely to grant a licence for the development. In so doing to authority has to consider itself the 3 derogation tests above.</p> <p>In respect of planning applications and the Council discharging of its legal duties, case law has shown that if it is clear/ very likely that Natural England will not grant a licence then the Council should refuse planning permission; if it is likely or unclear whether Natural England will grant the licence then the Council may grant planning permission.</p>
6	<p><b>CIL Charge</b></p> <p><u>Officer comment:-</u> Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local finance consideration as a grant or other financial assistance that has been, that will or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.</p> <p>In this particular instance, any financial payments listed at section 30 above are not considered to be material to the decision as they would not make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority and hence the calculated CIL amount referred to above is therefore provided on an information basis only.</p>