

Our ref: 13.061 CBC 16-7-21

21st July 2021

by email only

Helen Frith
Principal Planner
Chesterfield Borough Council
Planning Service - Development Management
Town Hall
Rose Hill
Chesterfield
Derbyshire
S40 1LP

Dear Ms Frith

RESIDENTIAL DEVELOPMENT OF UP TO 650 DWELLINGS, A RESIDENTIAL CARE FACILITY WITH EXTRA CARE, A LOCAL CENTRE (INCLUDING LOCAL RETAIL, HEALTH FACILITIES, LEISURE FACILITIES, OTHER LOCAL FACILITIES AND SERVICES, OFFICES), OPEN SPACE, COMMUNITY GARDEN EXTENSION, COMMUNITY BUILDING, PARKING AND ASSOCIATED INFRASTRUCTURE AND EARTHWORKS. LAND SOUTH OF WORKSOP ROAD, MASTIN MOOR. PLANNING APPLICATION REFERENCE: CHE/20/00700/OUT.

Overview

At its meeting on 15th February 2021, Chesterfield Borough Council's Planning Committee resolved to grant outline planning permission in response to the above application, subject to the signing of a s106 agreement and conditions. Since that date, further consideration has been given by the applicant to issues needed to support the detailed design and delivery of the site, notably topographical constraints and slope engineering. This analysis has informed changes to the indicative masterplan. As the application is made in outline with all matters reserved except access, the details of the layout are not for approval at this time; the principles set out by the indicative masterplan will however serve to inform later detailed design. For this reason, and so as to ensure clarity and certainty, amended documents are hereby submitted for consideration as part of the application.

Indicative Masterplan Amendments

The indicative masterplan, as amended, remains aligned with the design outcomes of the previously submitted indicative masterplan, and indeed the broad principles of the indicative layout that was approved at appeal (application reference CHE/17/00469/OUT). Some of the access details (for which detailed approval is sought) have, however, been amended in

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response to the indicative masterplan changes. Revised access design plans are therefore also submitted for consideration (see further details below).

Overall, changes to the indicative masterplan, including internal road network and development parcels, are modest. The most significant changes to the indicative layout are across the southernmost part of the site, where the need to ease gradients presents the greatest challenge. There has also been some rationalisation of surface water drainage basins without loss of overall function. Where loss of existing vegetation is unavoidable, this is more than compensated for by replacement planting. Pedestrian permeability and accessibility is maintained.

The integrity of the design vision, aspirations and principles for the site remain complete and able to inform the detailed design of the development through future reserved matters applications.

Access Design Changes

Changes to the design of the means of access to the site are modest, being in response to the adjustments to the indicative masterplan. The locations of the accesses remain the same, or within a few metres of the previous proposals.

A signalised junction continues to be proposed from Worksop Road. Two priority-controlled junctions from Bolsover Road, one to the east and one to the west, continue to be proposed. Their positions have been adjusted, with consequential modifications to road markings and pedestrian islands. A priority-controlled junction continues to be proposed from Woodthorpe Road. Pedestrian and cyclist connectivity is maintained or enhanced.

Flood Risk Assessment

Further appraisal of options for site drainage has led to adjustment to the design and location of the proposed surface water attenuation basins, without diminution of function. Conditions expected to be imposed on any planning permission will require the full, detailed design of the proposed foul and surface water drainage systems to be subject to further scrutiny and approval. An updated Flood Risk Assessment is provided at this time for consistency with the revised drainage basin locations. The principles, related modelling and off-site flows remain consistent with the previous approach.

Amended Plans and Documents

The following plans and documents are therefore submitted for consideration as part of this planning application:

- Access Plans SK-100/03, SK-101/04 and SK-102/02 [supersede Access Plans SK-200/01, SK-100/01, SK-101/01 and SK-102/01]
- Indicative Masterplan 20-7-21 OS base [supersedes Indicative Masterplan 2-10-20 OS base]
- Indicative Masterplan 20-7-21 aerial base [supersedes Indicative Masterplan 2-10-20 aerial base]
- Indicative Masterplan 20-7-21 annotated [supersedes Indicative Masterplan 2-10-20 annotated]
- Design and Access Statement 20-7-21 [supersedes Design and Access Statement 2-10-10]
- Flood Risk Assessment 15-7-21 (supersedes Flood Risk Assessment 6-10-20)

Summary

Further analysis has informed amendments to the extant application proposals. The changes are modest, remaining within the parameters of the site's allocation and aligned with principles that have previously been supported by the Council, leading to a resolution to grant outline planning permission. The revisions raise no substantive issues, remain within the scope of the outline application as submitted and should they delay progress towards the issue of a decision notice. Should the Council have any queries as to the amendments we would be pleased to explain further.

We look forward to your confirmation as to the acceptability of the revised details and progress being made towards issue of the decision notice.

Yours sincerely



David Peck BA(Hons) MRRP MRTPI
Director

Enc. Documents as listed above

Cc DP(MM) Limited (AB, WK, AM)