

Proposed Residential Development

Land at Worksop Road, Mastin Moor
Supporting Planning Statement

October 2020



Quality Control

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Client	Devonshire Property (MM) Limited			
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Appendices

1. Indicative Masterplan
2. Draft Conditions

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1.0 Introduction

Purpose

- 1.1 The purpose of this Statement is to explain and support an outline planning application made with all matters reserved except access, on land at Worksop Road, Mastin Moor, Chesterfield. The application seeks approval for the following:

‘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’.

- 1.2 This Statement outlines the context within which the application is made and provides a detailed assessment of the main planning considerations, together with a reasoned justification in support of the development.
- 1.3 An indicative masterplan has been prepared that shows how the site could be developed (copy provided as Appendix 1).
- 1.4 The application provides details of the means of access to the development site. Other matters of detail (layout, scale, appearance, landscaping) will be agreed as part of future reserved matters application(s). The Design and Access Statement submitted with the application provides significant guidance however on options for the detailed design of the development.

Structure of Report

- 1.5 This Statement addresses the following:
- Context
 - The Site and surrounding area
 - Design process
 - Planning history
 - Development proposal
 - Planning policy considerations
 - Planning assessment including key benefits
 - Summary and conclusion.

Evidence Base

1.6 The proposals have been informed by a range of technical evidence. The following reports and other information are provided as part of the planning application package:

- Supporting Planning Statement
- Design and Access Statement
- Landscape and Visual Appraisal
- Transport Assessment
- Flood Risk Assessment
- Ecology Surveys
- Archaeological Assessment
- Geo-Environmental Assessment
- Noise and Vibration Assessment
- Air Quality Assessment
- Topographical Survey.

Assessment

1.7 The Statement concludes that the proposed development would represent a sustainable use of the site in line with the adopted Local Plan and bring forward many benefits, including:

- Provision of new, high quality housing
- New development in an area with acknowledged regeneration needs
- Greater variety of housing type and tenure (including Affordable Housing) to meet the diverse needs of the local community (including housing to buy and rent)
- Extension of the Community Garden (approximately doubling its existing size) including provision for a new community building and parking area
- New housing provision in close proximity to Markham Vale, a strategic employment location
- Improved local services and facilities (including provision for retail, health, leisure and other local and community services within a new Local Centre)
- Significant new areas (around 20 hectares) of parkland, play areas and other open greenspace available to existing and new residents
- New housing in a location where future residents will have a realistic choice of walking, cycling or using public transport, in preference to using private motor vehicles
- Additional capacity at local schools

- Opportunities for skills and learning through training programmes during construction and operational phases of the development
- New employment opportunities during construction and operational phases of the development
- Additional landscape planting and ecological enhancements
- New traffic signal-controlled junction on Worksop Road to include pedestrian and cyclist crossing facilities
- On-site water storage to help reduce existing off-site flood risk
- Resolution of open-cast ground conditions.

- 1.8 The proposal will provide opportunities and benefits for all sections of the local communities, including existing and future residents. Benefits will accrue in the short and longer term. It will help to overcome issues that can lead to deprivation and will contribute to regeneration in line with Local Plan objectives.

Author

- 1.9 This Statement has been prepared by Planning and Design Group (UK) Limited ('P&DG'). P&DG is a planning and urban design consultancy with extensive experience of the identification and masterplanning of residential development opportunities and securing related planning permissions. Our contact details are as follows:

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2.0 Applicant

- 2.1 The land subject of this application is owned and managed by Devonshire Property (MM) Limited ('DPMML'). DPMML is part of the Devonshire Group.
- 2.2 The Devonshire Group, known technically as the Chatsworth Settlement Trustees (CST), owns the land and estates of the Dukedom of Devonshire. Its main estates are in the vicinity of Chatsworth in Derbyshire and Bolton Abbey in North Yorkshire. It also runs visitor and other businesses on these estates, including hotels; retail and catering outlets; forestry; livestock and arable farming. It employs over 600 full time employees. It is committed to quality in all its activities and takes a responsible approach to development; as such, it measures performance in social and environmental as well as financial terms.
- 2.3 Together with the Chatsworth House Trust (registered charity no.1511149), CST's Derbyshire Estate provides over 450 full time equivalent jobs and contributes c.£50m of enabled Gross Value Added to the local economy each year (Source: New Economics Foundation 2014). Its income funds socio-economic facilities (e.g. village shop/post office) and environmental management activities (e.g. architectural conservation) without grant support. CST thereby provides benefits far beyond "just the estate".
- 2.4 CST has a range of interests in the Borough of Chesterfield including: agricultural land supporting modern farming; commercial properties supporting local employment; farmsteads supporting smaller scale rural enterprises; and the majority of the former Staveley Works site (including both the Clocktower Business Centre (leased to CBC and providing flexible term offices and workspaces) and the Devonshire Building (home to a gym and other enterprises)).
- 2.5 Whilst maintaining a long-term perspective, CST manages a diverse range of landholdings to achieve corporate and wider social and environmental objectives. It has thereby identified that the best long-term use for the land subject to this application would be for residential development. This will help deliver its own objective to deliver 1,000 new homes over the next ten years, and also meet the needs and aspirations of the local community and wider Borough, subject to securing a planning permission that is both attractive to the development market and commercially viable.

3.0 The Site

- 3.1 This section provides a summary of key features of the site. The site (and surrounding area) is more fully described within the Design and Access Statement submitted as part of the application.
- 3.2 The site is located at Mastin Moor, to the south of Worksop Road (A619) to both the east and west of Bolsover Road, with part of the site extending southwards to Woodthorpe Road. It encompasses some 46.2 ha of mainly agricultural land. The overall site forms a shallow valley sloping from the ridge lines along Worksop Road and Woodthorpe Road towards a watercourse that runs in a westerly direction through the site. The highest part of the site is around 119m AOD in the north-east with the lowest part in the south-west at around 56m AOD.
- 3.3 The site is primarily comprised of undulating arable fields with limited features. The main features of note include:
- An unnamed watercourse which flows in a westerly direction through the site
 - Bolsover Road which runs through the site on a north-south axis
 - Pumphouse Farm (dwelling and curtilage) which is surrounded by the development proposal but does not form part of it
 - Field boundaries which are a mixture of hedgerows, stone walls and woodland
 - Isolated trees
 - Large former open-cast area within site.
- 3.4 The main part of the settlement of Mastin Moor is located to the north of the site, on the northern side of Worksop Road. The settlement of Woodthorpe is located generally to the west of the site. The site abuts a limited number of residential properties, as well as the Mastin Moor Community Garden.

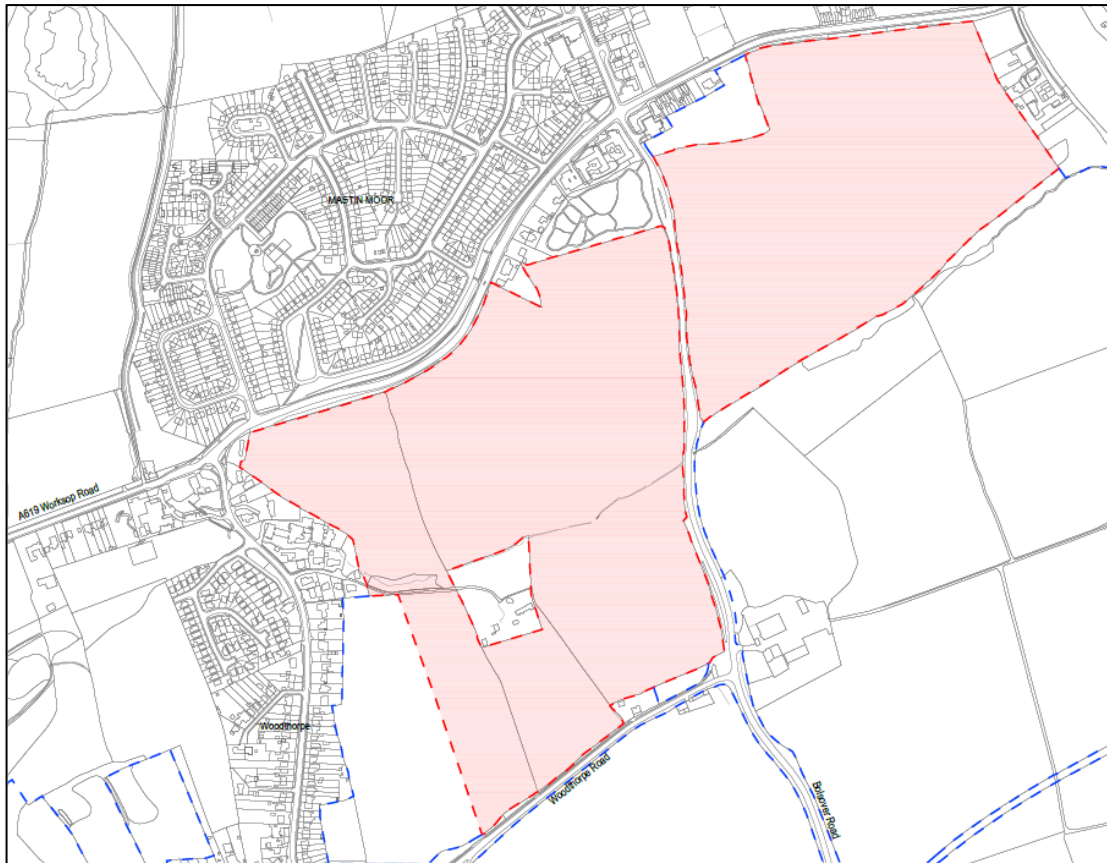


Figure 1: Site Location

- 3.5 The site is not subject to any statutory or other (non-planning) designations which may otherwise require special consideration. It is entirely within Flood Zone 1, as defined by the flood map for planning.
- 3.6 The Design and Access Statement as well as the Landscape and Visual Appraisal provide images of the site and surrounding area. A selection of views across the site are provided below.

Existing Viewpoints

Photo 1: View over site from South-Eastern corner (adjacent Woodthorpe Road) looking towards Wood Thorpe



Photo 2: View over site from Bolsover Road (close to Community Garden) looking towards Woodthorpe



Photo 3: View over site from Bolsover Road looking North West towards Worksop Road)



Photo 4: View over site from near North Eastern boundary adjacent to Worksop Road looking towards Bolsover Road and Woodthorpe



4.0 Planning History

Previous Planning Application

- 4.1 An outline planning application for 650 dwellings and other development, broadly comparable to the current proposals, was submitted to Chesterfield Borough Council (ref. CHE/17/00469/OUT) in June 2017. Contrary to the Officer's report recommending approval, and despite no objections being received from any statutory consultees, the application was refused by the Council's Planning Committee in October 2019. At the time of writing, an appeal against that refusal remains extant.
- 4.2 Feedback received during the course of the determination of the above application has informed the current proposals.

Previous History

- 4.3 Prior to the above application, there was no planning history on the site of relevance to the current proposals. The longstanding use of the site has been agriculture. The site's agricultural appearance however belies historic site activities that pre-date the modern planning system, including: open cast mining (during World War Two); deep shaft mining (for coal and related drainage) at/around Pumphouse Farm; shallow/bell pit mining (various locations); early railway (connecting site of Pumphouse Farm to Norbriggs Cutting canal extension). The location of these activities, in so far as they influence the current proposals are identified in the Design and Access Statement, with further detail within the Archaeological Assessment and Geo-Environmental Assessment.

Other Development

- 4.4 Throughout the period during which these proposals have been considered, promoted and prepared, CST has monitored development proposals within the wider area to inform an understanding of the context in which this application would be made. Relevant proposals have included: residential development at Cranleigh Road, Woodthorpe by Avant Homes (impact of local infrastructure capacity); residential conversion of former Community Room on Worksop Road (loss of community facility); development of Cygnet Acer Clinic on Worksop Road (loss of site of former public house, new specialist facility, source of employment, relationship to Community Garden); Norbriggs Primary School extension (expansion to meet existing demand). None of these developments directly impact upon this application but are of some relevance to aspects including design and infrastructure.

5.0 Design Process and Consultation

- 5.1 This section provides an overview of the design process that has led to the current proposals, including key elements of related consultation, timeframes and outcomes. CST has had regard to feedback and advice it has received from all sources and sought to incorporate amendments wherever possible to address concerns and enhance its proposals. This includes feedback received up to the submission of the previous application, during the course of that application's determination and thereafter.

Initial Concepts

- 5.2 CST first considered residential development options for the land it owned at Mastin Moor in 2011, when the land concerned was identified as a possible site for residential development in the Strategic Housing Land Availability Assessment by Chesterfield Borough Council. This formed part of the evidence base for what was at the time the emerging Local Plan: Core Strategy. CST appointed planning and masterplan specialists to explore these options. It prepared a 'vision' document ('Mastin Moor – Supporting Regeneration') in 2012 that identified how new housing-led growth could benefit the area and help achieve Local Plan objectives. Outputs from that process formed part of CST's response to consultation on the Local Plan: Core Strategy.

Exploring Options

- 5.3 Following adoption of the Local Plan: Core Strategy in 2013, which confirmed Mastin Moor as a focus for regeneration and growth, CST appointed an expanded team of specialists. Resulting technical surveys and reports contributed to a detailed appreciation of the development opportunity and potential constraints. These informed a masterplan-led approach that has fully explored design options. This process had regard to the wider setting of the site and existing development in the locality.

Community and Stakeholder Consultation

- 5.4 Previous draft proposals were subject to extensive consultation with Chesterfield Borough Council, Derbyshire County Council and Staveley Town Council. Meetings were held with groups representing local residents and interest groups including Friends of Mastin Moor, the Woodthorpe Village Community Group and Mastin Moor Gardens and Allotments (formerly Mastin Moor Allotments Association). The resulting proposals were presented at two community consultation events in July 2016, held at the Eventide Rest Room

(Mastin Moor) and the Albert Inn (Woodthorpe), and were available to view at the same time on a dedicated website.

Chesterfield Borough Council

- 5.5 Over an extended period, CST has engaged with CBC, as the Local Planning Authority (LPA), on a broad spectrum of issues ranging from general principles of development at Mastin Moor to the specific identification of the site within the Local Plan as an allocation and more technical details about application submission. CST has sought to keep CBC informed and updated on progress with its intentions on an on-going basis and to ensure they remain aligned with the Council's own objectives and policies. It considers that the final design of this scheme (and in particular the amount of community benefits) reflects related liaison with the LPA.
- 5.6 Although the previous application was refused by the Planning Committee, contrary to the officer's unequivocal recommendation for approval, the Council subsequently supported allocation of the site for 650 dwellings in the Local Plan and determined not to oppose the extant appeal.
- 5.7 The proposals directly respond to the Local Plan's allocation of the site (see Planning Policy section for further commentary).
- 5.8 Prior to the submission of the previous application, an Environmental Impact Assessment Screening Request was submitted to CBC in February 2015. A further screening request was submitted in February 2016. On both occasions CBC confirmed that the proposals were not EIA development and therefore an Environmental Statement was not required. In terms of EIA requirements, the current proposals are substantially and substantively the same as the previous proposals.
- 5.9 CBC's Housing team has advised on local housing need (type and tenure), informing decisions as to how the development could best deliver Affordable Housing.
- 5.10 Opportunities for skills and learning for local residents during the construction and operational phases of the development have been discussed with CBC's Economic Development team and partners, including Chesterfield College and the Local Enterprise Partnership, D2N2.

Derbyshire County Council

5.11 Derbyshire County Council (DCC) is an important consultee as the Local Highways Authority, Lead Local Flood Authority and Local Education Authority. Consultation with DCC has therefore included:

- Highways and Transport – Traffic and access (network modelling, junction designs, walking and cycling, public transport integration)
- Education – Schools capacity (opportunities to expand existing schools)
- Drainage – Infrastructure requirements (sustainable drainage systems)
- Historic records – Heritage (old maps, potential impact of former activities on development opportunities, archaeological interest).

5.12 Engagement with DCC, the integration of appropriate design responses on issues in which it has an interest and CST's commitment to funding infrastructure improvements, contributed to DCC reaching a position where it had no objections to the previous application.

Staveley Town Council

5.13 CST presented its initial, conceptual ideas for development to Staveley Town Council (STC) in 2011. It sought to keep STC updated on its proposals, liaising with the Town Clerk, and presented its updated proposals in 2016. Copies of the 'vision' document were also sent to Town Councillors. STC has stressed the need to improve the overall quality of housing stock, offering residents greater choice of accommodation. It has also made clear the importance of investing in local facilities and services where there are capacity problems, e.g. schools.

Statutory Consultees

5.14 CST's team of specialist advisors has engaged with a wide range of statutory consultees including:

- Highways England – Strategic road network impacts (M1)
- NHS / Clinical Commissioning Group – Impacts on health services (opportunities to provide new health facility on site, expansion of existing GP surgeries)
- Environment Agency – flood risk, drainage
- Yorkshire Water – foul and surface water drainage.

Local Community Consultations

5.15 Over a number of years, CST has held meetings with the Friends of Mastin Moor (FoMM) and Woodthorpe Village Community Group (WVCG) to explain its emerging proposals, seek feedback and understand community concerns and aspirations. The meetings have included attendance at two informal gatherings of WVCG members, a presentation to FoMM at the Eventide Rest Room and a meeting with Mastin Moor residents active in a number of community groups, in addition to exchanges by email and telephone. CST recognised, and continues to recognise, that some residents would prefer there to be no new development at all. It has sought to explain the benefits of its proposals and how it will seek to minimise potential adverse impacts. Aside from the principle of development, key issues arising through these discussions have included:

- Desire to retain separate identities of Mastin Moor and Woodthorpe
- Loss of views over agricultural land
- Concern over coalescence of built up areas
- 'Rat running' through Woodthorpe
- Impact on local infrastructure (schools, GP surgeries)
- Lack of choice within current housing stock (many 3 bed semis)
- Shortage of bungalows / other accommodation more suited to elderly people
- Lack of smaller homes for young people
- Safety concerns regarding crossing Worksop Road
- Psychological / social barrier formed by Worksop Road
- Ability to cross Norbriggs Road safely to/from primary school (including unsafe/inconsiderate parking on Norbriggs Road)
- No objection to addressing the needs of Mastin Moor but any proposals should be sensitive to Woodthorpe
- Underutilised garage sites in Mastin Moor (anti-social behaviour, eye sore)
- Ensuring quality of any eventual development
- Localised off-site flooding.

5.16 Three meetings have also been held in addition to several informal discussions with Mastin Moor Gardens and Allotments (MMGaA) (formerly Mastin Moor Allotments Association), responsible for the Mastin Moor Community Garden. These have included presentations at committee meetings, more informal discussions and updates. These discussions confirmed:

- Strong interest in increasing the size of the Community Garden
- Desire to expand the range of activities hosted by the Community Garden (community events, training programmes, community outreach)
- Need to improve on-site facilities (multi-function building – storage, meeting space, toilets)
- Inadequate existing vehicular access
- Limited funding sources.

5.17 As a result of discussions with MMGaA, the masterplan presented as part of the previous application was amended as follows:

- Multiple allotments dispersed across the site were amalgamated and land made available for a large extension of the existing Community Garden
- Provision made for a new vehicular access into the extended Community Garden area from within the site
- Flexibility within the extended Community Garden to accommodate a new multi-function building and car park.

5.18 Continued dialogue has affirmed MMGaA's interests and intentions, as outlined above. The current masterplan maintains provision for a new multi-function building and car parking associated with an extension of the Community Garden. CST and MMGaA have agreed Heads of Terms for a related lease in due course. MMGaA continues to progress its ideas with the full support of CST.

Public Exhibitions

5.19 Prior to the submission of the previous application, draft proposals were presented at two community consultation events in July 2016, held at the Eventide Rest Room (Mastin Moor) and the Albert Inn (Woodthorpe), and were available to view at the same time on a website. These events were advertised by way of a leaflet drop to all homes in Mastin Moor and Woodthorpe. The events attracted over 150 people. Key issues raised within feedback (received via forms completed at the events, through the website and verbally) included:

- Increased traffic levels / congestion (existing problems, could get worse)
- Capacity of local schools (need to expand)
- GP surgery capacity (difficulty of getting an appointment)
- Crossing of Norbriggs Road to / from school (school-related traffic and parking)

- Parking on Norbriggs Road during school pick up / drop off times (congestion, safety)
- Loss of agricultural land
- Perceived availability of brownfield land (former Staveley Works, Coalite)
- Lack of facilities (need to travel to Staveley, Chesterfield, Barlborough)
- Need for more homes to rent and buy (at affordable price)
- Need for more homes suitable for older people (bungalows preferred, not flats)
- Identities of Mastin Moor and Woodthorpe (keep distinct, potential coalescence)
- Existing off-site flooding issues (vicinity of Norbriggs Primary School)
- Semi-rural location (character, outlook)
- Extent of greenspace proposed (parkland, woodland) welcome.

5.20 Amendments to the previous proposals resulting directly from community feedback (including from FoMM and WVCG) included:

- Retention of agricultural land between Woodthorpe and new development
- Retention of small paddock to rear of houses south of Worksop Road/east of Bolsover Road
- Enlarged surface water storage ponds to provide betterment of existing drainage
- Inclusion of bungalows as part of housing mix
- Proposals to contribute funds to new Affordable Housing on underutilised garage sites in Mastin Moor.

5.21 The current proposals retain these changes, with the exception of the funding of new Affordable Housing on underutilised garage sites in Mastin Moor. CBC has secured alternative funding to allow those proposals to proceed independently.

Future Consultation

5.22 The design and consultation processes that have informed these proposals have therefore been extensive. CST recognises that the submission of this outline planning application, following the previous outline planning application, is however just one stage in the process towards new development. Community participation in the detailed design and future use/ operation of the development (in particular the significant areas of open space) will be important if its benefits are to be maximised and reach all sections of local communities.

- 5.23 Outside of the formal planning process, CST intends to establish a forum, the membership of which will include representatives from the local communities and developer(s). The purpose of the forum will be to help ensure local residents are informed on progress with the development proposals, guide decision making on the detailed proposals, enhance awareness of the benefits of the proposals, including employment opportunities and training, and address any queries or issues that arise during the course of the development. The forum will also have input into the design and management of the open spaces.
- 5.24 CST therefore continues to welcome feedback on its proposals to inform future detailed proposals; it remains committed to ongoing dialogue with local residents and other interested parties.

6.0 Development Proposal

- 6.1 The proposed development seeks outline planning permission for 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 with all matters reserved except access. Details of scale, layout and landscaping are reserved for future consideration.
- 6.2 For illustrative purposes, an indicative masterplan (attached as Appendix 1) has been prepared to show how the site could be developed. Further explanation of the design principles that have been incorporated into the proposals, and how the design has been informed and influenced by the comprehensive suite of technical information and analysis, is set out in the Design and Access Statement.
- 6.3 The access details that are not reserved are:
- a new signal controlled junction on Worksop Road
 - two new priority controlled junctions on Bolsover Road
 - one new priority controlled junctions on Woodthorpe Road.
- 6.4 Key aspects of the proposal include:
- Up to 650 dwellings located on land to the south of Worksop Road (east and west of Bolsover Road) extending to Woodthorpe Road
 - A residential care facility with extra care
 - A new Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices) located adjacent to Worksop Road
 - A new signal-controlled junction on Worksop Road providing access to the new Local Centre and residential areas, incorporating pedestrian and cyclist crossing facilities
 - New priority-controlled junctions on Bolsover Road and Woodthorpe Road
 - An extension to the Community Garden (approximately doubling its existing size), including provision for a new community building and associated car parking
 - Significant new areas (around 20 hectares) of parkland, play areas and other open space
 - Retention of existing hedgerows and trees wherever possible
 - Additional landscape planting and ecological enhancements

- New walking and cycling connections
- Improved walking and cycling links towards Markham Vale
- New drainage infrastructure including surface water storage ponds
- Financial contributions to allow the expansion of existing local services including Norbriggs Primary School.

6.5 The development would be phased, indicative details of which are provided in the Design and Access Statement. The timing of these phases has been driven by what will have the greatest benefits for the surrounding communities and viability.

6.6 The proposal therefore comprises a high quality development scheme designed to: address multiple deprivation issues at Mastin Moor; help regenerate the area in line with related Local Plan policy; respect but integrate with the distinct communities of Woodthorpe and Mastin Moor; acknowledge and address the specific physical challenges and constraints of the site (e.g. drainage).

Changes from Previous Proposal

6.7 The current proposal is broadly the same as the previous application proposal, as determined. Changes include the more explicit inclusion of 'extra care' as part of the residential care facility and provision for leisure facilities and offices within the Local Centre. These changes allow the opportunity for local community needs to be better met, including additional on-site employment opportunities, and for improved commercial flexibility, to ensure deliverability. The proposal therefore remains in-line with the Local Plan's allocation, and proposals that the Council has (at appeal) not opposed.

7.0 Planning Policy

- 7.1 This section identifies national and local policy and guidance relevant to the proposals.

Local Planning Policy

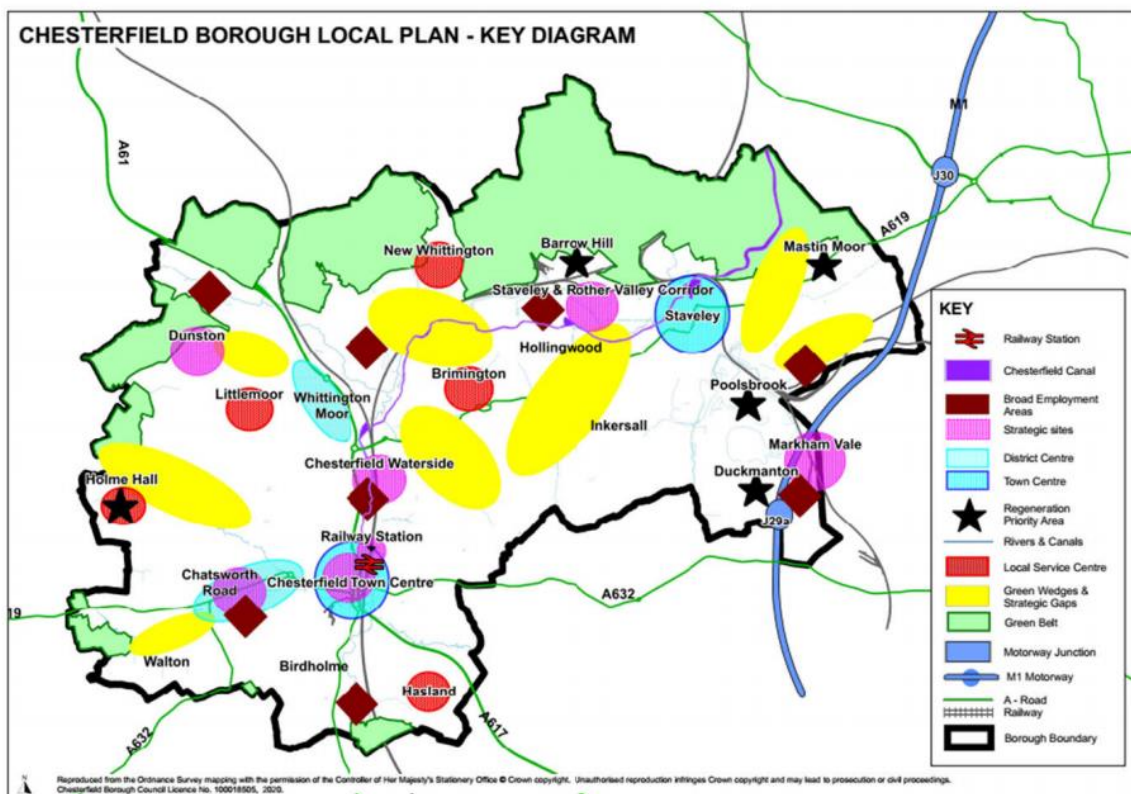
- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration.
- 7.3 Development Plan Documents (DPDs) which form part of the statutory development plan for Chesterfield Borough include the Chesterfield Local Plan (Adopted July 2020).
- 7.4 The weight that can be placed on the policies of the Local Plan is determined by the degree to which they are in conformity with the NPPF, along with their adoption status. It is considered that full weight can be applied to the provisions of the Local Plan given that it has been adopted very recently and no changes to the NPPF have taken place since that time.

Adopted Local Plan

- 7.5 The Council adopted the Chesterfield Local Plan 2018-2035 on 15th July 2020, replacing the previously adopted Local Plan: Core Strategy and saved policies from the Chesterfield Replacement Local Plan. The Local Plan updated the overall strategy for the Borough and added site allocations, that were absent from the Local Plan: Core Strategy.
- 7.6 The Local Plan allocates the site for development by way of Policy CLP3, Site H35.
- 7.7 Strategic Objective S2 identifies a need to provide sites for 4,080 homes to be built between 2018 and 2035 to meet the housing requirement for Chesterfield borough.
- 7.8 Strategic Objective S5 identifies a need to deliver significant amounts of affordable and adaptable housing to meet identified needs.
- 7.9 Strategic Objective S7 seeks to promote a net gain in biodiversity and protect and improve the borough's key green infrastructure assets and landscape character.

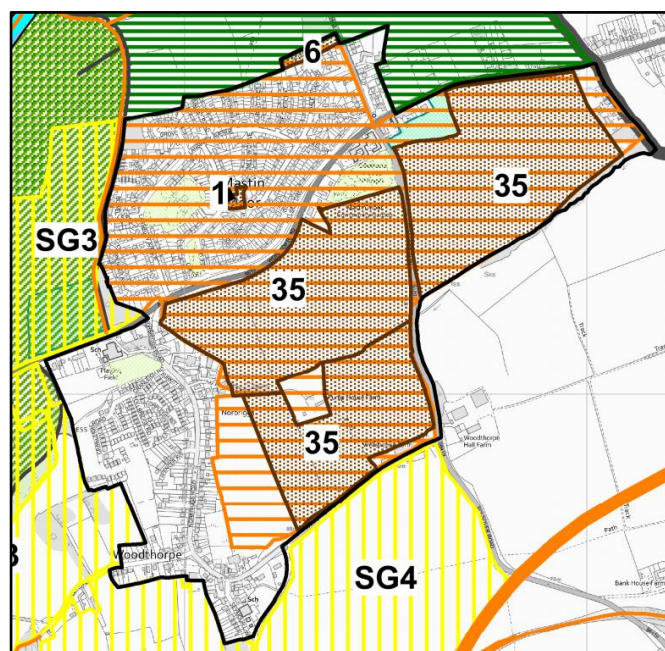
- 7.10 Strategic Objective S8 seeks to ensure that new development is designed to a high standard that promotes architectural quality, energy efficiency, protects and enhances the borough's historic environment, and reflects local distinctiveness.
- 7.11 Strategic Objective S9 seeks to tackle traffic congestion, improve air quality, secure strategic improvements to the transport system in the borough and enable healthier and more sustainable transport choices.
- 7.12 Strategic Objective S10 recognises the need to ensure that all development is supported by appropriate and inclusive infrastructure provision.
- 7.13 Strategic Objective S13 seeks to enhance the health and wellbeing of the borough's residents.
- 7.14 The Local Plan's Key Diagram (see Figure 1) identifies Mastin Moor as a Regeneration Priority Area.

Figure 1: Chesterfield Local Plan – Key Diagram



- 7.15 Policy CLP1 Spatial Strategy states that *'The overall approach to growth will be to concentrate new development within walking distance of a range of Key Services as set out in policy CLP2, and to focus on areas that need regenerating, including the 'place shaping' areas set out in policies SS1 to SS6 and Regeneration Priority Areas'*. It continues that *'The council will maximise regeneration benefits to existing communities offered by development opportunities in the following areas: Eastern Villages – Barrow Hill, Duckmanton, Mastin Moor, Poolsbrook'*. The policy states that *'The council will make provision for the delivery of a minimum Objectively Assessed Need (OAN) of 240 new dwellings per year, (4,080 dwellings over the period 2018 to 2035). New housing development will be in line with the strategy of 'Concentration and Regeneration''*.
- 7.16 Policy CLP3 Flexibility in Delivery of Housing states that *'Planning permission will be granted for residential development on the sites allocated on the Policies Map and as set out in Table 4, provided they accord with other relevant policies of the Local Plan'*. Table 4 identifies site H35 'Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor' as having a capacity of 650 dwellings. The application boundary matches the boundary of allocation site H35. The extract from the Local Plan policies map (below) shows the boundary of allocation site H35 in addition to the boundary of the Mastin Moor Regeneration Priority Area (orange horizontal banding) (see Policy RP1).

Figure 2: Local Plan Policies Map (extract)



- 7.17 Policy CLP4 Range of Housing states that *'In order to increase local housing choice, respond to emerging needs and promote the creation of sustainable communities, in new housing developments the council will seek a range of dwelling types and sizes based on the council's most up to date evidence of housing needs and the location and characteristics of the area'*. In the 'low' CIL charging zone, 5 per cent Affordable Housing provision is required. Subject to site suitability and other factors *'25% of dwellings should be built to building regulations standard M4(2)'*. The policy states that *'Proposals for housing for older people will be permitted on the housing sites on Table 4 where they: contribute to meeting needs identified in the councils most up to date evidence...have good access to public transport...have good access to health services and facilities'*. The policy confirms that *'Registered care facilities will not be expected to provide affordable housing on site or as an off-site contribution'*.
- 7.17 Policy CLP6 Economic Growth states that *'Planning permission will be granted for new employment developments where they accord with the council's overall spatial strategy'*. It asserts that *'For all major development proposals, the council will seek to negotiate agreements with developers and occupiers covering recruitment, training and procurement to benefit the local economy and supply chain, so as to contribute to the sustainability of the borough and the surrounding area, both during construction and on a long-term basis'*.
- 7.18 Table 11 Hierarchy of Centres identifies a new Local Centre at Mastin Moor.
- 7.19 Policy CLP8 Vitality and Viability of Centres identifies that *'The council will support the role of...local centres in providing shops and local services in safe, accessible and sustainable locations. New development within centres shown on the Policies Map should make a positive contribution to the centre's viability and vitality, and be of an appropriate scale'* continuing that *'To ensure the vibrancy, inclusiveness and economic activity of the borough's centres, main town centre uses including health, leisure, entertainment, community facilities, sports, offices, art, food and drink, cultural and tourism facilities will be supported'*.
- 7.20 Policy CLP9 Retail states that *'Across the borough, a sequential approach will be used to assess sites for retail and other town centre uses, to focus such development on town, district, local service centres and local centres to meet the requirements of national planning policy'*.

- 7.21 Policy CLP10 Social Infrastructure states that *'Social infrastructure facilities will be permitted in...local service centres where they are accessible by public transport, walking and cycling, unless they are meeting a specific local need. Opportunities to deliver new or enhanced provision as part of new developments will be maximised, depending on the capacity and suitability of existing services'*. The policy encourages the *'co-location and multi-use of facilities'* and states *'Where proposals involve the provision of new or expanded social infrastructure facilities, they should be well related to existing centres and settlements and public transport infrastructure, and should provide high standards of accessibility for all sectors of the community'*.
- 7.22 Policy CLP11 Infrastructure Delivery states that *'Developer contributions will be used to mitigate the impact of new development and ensure that appropriate infrastructure is in place to support growth'* and the need to demonstrate that necessary infrastructure (green, social and physical) *'will be in place in advance of, or can be provided in tandem with, new development, and where appropriate arrangements are in place for its subsequent maintenance'*. The policy confirms that *'Where the provision of infrastructure is considered to be a strategic need then development, if liable, will be required to contribute via the Community Infrastructure Levy (CIL)'*.
- 7.23 Policy CLP13 Managing the Water Cycle requires flood risk to be managed for all development. The policy requires that *'Sustainable Drainage Systems (SuDS) and clear arrangements for their ongoing maintenance over the lifetime of the development should be incorporated into all major development'*. Meeting the optional Building Regulation water efficiency standard of 110 litres per occupier per day is expected.
- 7.24 Policy CLP14 A Healthy Environment states that *'The quality of the environment will be recognised at all levels of the planning and development process with the aim of protecting and enhancing environmental quality'*. Factors to be considered include *'the amenity of users and adjoining occupiers, taking into account noise and disturbance, dust, odour, air quality, traffic, outlook, overlooking, shading (daylight and sunlight and glare)] and other environmental impacts'*. An air quality assessment will be required, where appropriate. Development proposals will be expected to contribute positively to the water environment and its ecology. The policy recognises that development on contaminated or unstable land may need prior remediation.
- 7.25 Policy CLP15 Green Infrastructure requires that the *'borough's green infrastructure network will be recognised at all levels of the planning and development process with the aim of protecting enhancing, linking and managing the network, and creating new green*

infrastructure where necessary. The policy sets out a number of criteria against which proposals can be assessed including: enhance connectivity between, and public access to, green infrastructure; enhance the multi-functionality of the Borough's formal and informal parks and open spaces; protect or enhance Landscape Character; increase tree cover in suitable locations in the borough to enhance landscape character, amenity and air quality; where new green infrastructure is proposed, there must be clear funding and delivery mechanisms in place for its long-term management and maintenance, prior to the development commencing.

- 7.26 Policy CLP16 Biodiversity, Geodiversity and the Ecological Network expects development proposals to: *'protect, enhance and contribute to the management of the borough's ecological network of habitats...'; 'avoid or minimise adverse impacts on biodiversity and Geodiversity'; 'provide a net measurable gain in biodiversity'*.

- 7.27 Policy CLP17 Open Space, Play Provision, Sports Facilities and Allotments states that where a development results in a need for new open space and outdoor sports facilities and/or exacerbate existing deficiencies in provision, the development must contribute to public open space, sports facilities and play provision in accordance with the council's adopted standards.

- 7.28 Policy CLP20 Design states that *'All development should identify and respond positively to the character of the site and surroundings and respect the local distinctiveness of its context. The Council will support outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, provided that they complement the character and appearance of their surroundings'*. Furthermore, the policy sets out criteria against which the quality of any development proposal can be assessed. The policy seeks to support reduced carbon dioxide emissions. On major developments, the policy advises that the Council *'will encourage developers to incorporate public art on site into structures and public spaces where reasonable'*.

- 7.29 Policy CLP21 Historic Environment makes clear that *'In assessing the impact of a proposed development on the significance of a designated heritage asset, the council will give great weight to the conservation of designated heritage assets and their setting and seek to enhance them wherever possible'*. This includes the identification and, where appropriate, protection of important archaeological sites and historic environment features.

- 7.30 Policy CLP22 Influencing the Demand for Travel sets out that *'To reduce congestion, improve environmental quality and encourage more active and healthy lifestyles, the*

Council will seek to maximise walking, cycling and the use of public transport through the location and design of development and parking provision. Priority will be given to measures to encourage more sustainable travel choices'. The Council will expect development proposals to implement a number of measures to include: 'site specific and area wide travel demand management'; 'improvements to walking and cycling facilities and public transport services'; 'optimisation of the existing highway network to prioritise walking, cycling and public transport'; 'provision of opportunities for charging electric vehicles'.

7.31 Section 10.1 of the Local Plan observes that *'Regeneration, including new development, can address the needs of communities experiencing deprivation. The [Regeneration Priority Areas] reflect multiple deprivation and spatial concentrations of deprivation, expressed by the national IMD data...the identification of the RPAs also reflects other spatial issues such as concentrations of social housing stock, proximity to major new employment development at Markham Vale, and dwindling local services and facilities'. It recognises that 'New development can help provide jobs and homes for local people, improve the environment and introduce new and potentially more active households to a deprived area'. The Council 'will seek to ensure that regeneration addresses the needs of households experiencing deprivation by:*

- *Rebalancing the housing market*
- *Negotiating local labour agreements as part of major development schemes*
- *Ensuring that new development contributes to the enhancement of the area*
- *Seeking new facilities and improvements to existing facilities for the benefit of the local community*
- *Adding value by drawing in public subsidy where possible*
- *Working in partnership with the local community and external organisations to help achieve non-planning measures.'*

7.32 Section 10.2 confirms that Regeneration Priority Areas (RPAs) are key areas for growth as set out in the Spatial Strategy and are identified on the Policies Map. Mastin Moor is an RPA.

7.33 Sections 10.15 to 10.21 of the Local Plan outline some of the history and characteristics of Mastin Moor that have led to it being identified as an RPA. These includes the loss of local employment opportunities through mine closure, reduced local services, limited variety of housing stock and challenges of education, skills, health and disability. It also identifies some of the opportunities in the area, including employment at Markham Vale.

7.34 Policy RP1 Regeneration Priority Areas sets out general guidance for development within RPAs and specific requirements within the Mastin Moor RPA. For major developments *'the Council will expect a masterplanned approach to deliver sustainable high quality residential development, respecting the constraints of the area and sensitive to the adjoining open countryside and existing residential communities'*. Furthermore *'Masterplans are expected to investigate the potential to, and support projects that, improve the quality of the area and the existing housing stock through refurbishment and/or redevelopment'*. Within the RPA boundaries, Policy RP1 states that the Council *'will grant planning permission for development which supports regeneration and where it would:*

- a) extend the type, tenure and quality of housing; and*
- b) deliver environmental and biodiversity benefits; and*
- c) support or enhance existing services and community facilities;*
- d) provide recruitment, training and procurement to benefit the local economy (via a Local Labour Agreement in line with Policy CLP6), with the priority being to maximise training and employment opportunities for existing residents of the RPA within which the development is located; and*
- e) increase trees and tree groups to enhance landscape character; and*
- f) have an acceptable impact on the wider highway network (taking account of cumulative effects of other developments within the RPAs) and provide any necessary mitigation'.*

7.35 Specifically, within the Mastin Moor RPA the policy states that *'development is expected to:*

- i. deliver up to 670 new homes on sites H1, H6 and H35; and*
- ii. provide safe and convenient walking and cycling access to job opportunities at Markham Vale, the community garden and Norbriggs and Woodthorpe Primary Schools; and*
- iii. provide a new Local Centre with additional community facilities and the opportunity for provision of health facilities; and*
- iv. provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to The Cuckoo Way and Chesterfield Canal; and*
- v. promote design that positively contributes to the surrounding area, and conserves or enhances the significance of heritage assets including the former pumping engine and tramway; and*
- vi. deliver a new and/or improved pedestrian and cycle crossing over the A619; and*

vii. protect and enhance the setting of and access to the community garden; and
viii. minimise visual impact on the ridgelines along Worksop Road and Woodthorpe Road; and
ix. provide a defined edge of development and a clear break to prevent continued coalescence and extension of ribbon development along Worksop Road; and
x. maintain the distinct identities and settings of Mastin Moor and Woodthorpe through the use of landscaping and open space’.

- 7.36 The application site boundary falls entirely within the Mastin Moor Regeneration Priority Area, as shown on Figure 2.
- 7.37 The proposal performs well against relevant Local Plan policies. In particular, it will deliver development in accordance with Policies CLP1 Spatial Strategy, CLP2 Principles for Location of Development, Policies CLP3 Flexibility in Delivery of Housing and Policy RP1 Regeneration Priority Areas.

Other Guidance

- 7.38 The Residential Design Supplementary Planning Document (July 2013) provides assistance to those involved in designing proposals for residential development, decision makers and other interested parties, by setting out the expected approach to the design process; identifying and explaining the key design principles that should shape a design; and identifying relevant considerations in respect of management and maintenance.
- 7.39 The Designing Out Crime Supplementary Planning Document (June 2007) provides guidance to ensure that all development proposals incorporate the principles of designing out crime.

Community Infrastructure Levy (CIL)

- 7.40 The Chesterfield Community Infrastructure Levy (CIL) came into effect on 1st April 2016. Funds generated through CIL are used to support development by funding infrastructure that the Council, local communities and neighbourhoods have identified as required through the Local Plan process. Notably, CBC’s CIL will be used to make provision for additional pupil capacity in existing schools to address shortfalls in capacity arising from new housing growth.

- 7.41 The proposed development would be liable for CIL. The site lies within the 'Low Residential Charging Zone' for new residential development with a charge of £20 per square metre. Commercial uses falling within the Retail Use Classes A1-A5 would be charged at £80 per square metre. Both rates are index linked.

Five Year Housing Land Supply

- 7.42 The application site is identified as contributing to the Council's Five Year Housing Supply. Local Plan Appendix F Indicative Housing Delivery Trajectory identifies the completion of 50 dwellings on the site in 2023/24, rising to 60 dwellings the following year with 650 dwellings in total being delivered by 2033/34.

National Planning Policy Framework

- 7.43 National policy is defined by the relevant paragraphs of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (NPPG). It is material to the consideration of this application. The NPPF (February 2019) '*sets out the Government's planning policies for England and how these should be applied*'.
- 7.44 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 expands on this stating that there are three overarching objectives to sustainable development – social, economic, and environmental – and that these objectives are interdependent and need to be pursued in mutually supportive ways. They are not criteria against which every decision can or should be judged (paragraph 9).
- 7.45 Paragraph 11 of the NPPF establishes a general presumption in favour of sustainable development, for both plan-making and decision-taking. In terms of determining planning applications, this means:
- '*Approving development proposals that accord with an up-to-date development plan without delay; and*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i) *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

- 7.46 In order to achieve the objectives of sustainable development, planning policies and decisions should play an active role in guiding development towards sustainable solutions.
- 7.47 The requirement for the planning system to be genuinely plan-led, with plans providing a positive vision for the future of an area and a framework for addressing economic, social, and environmental priorities, is specified at paragraph 15.
- 7.48 At Chapter 4, paragraph 38 of the NPPF stipulates that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible.
- 7.49 Chapter 5 sets out a range of measures to support the Government's objective of significantly boosting the supply of homes, including meeting the identified affordable housing needs of specific groups.
- 7.50 Chapter 8 seeks to promote healthy and safe communities.
- 7.51 Chapter 9 of the NPPF promotes sustainable transport and seeks to reduce the need to travel. Development should only be refused on highway grounds where safety impacts are unacceptable or the residual cumulative impacts on the network would be 'severe'.
- 7.52 Chapter 11 promotes the effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 7.53 Chapter 12 considers what constitutes good design and states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is identified as a key aspect of sustainable development.
- 7.54 Chapter 14 identifies the need to address climate change, support the transition to a low carbon future and take account of flood risk.

- 7.55 Chapter 15 seeks to conserve and enhance the natural environment by ensuring planning policies and decisions contribute to and enhance the natural and local environment. Paragraph 170 seeks to minimise impacts on and provide net gains for biodiversity. The chapter also seeks to ensure ground conditions are suitable for a site's development, with remediation and stabilisation where necessary.
- 7.56 Chapter 16 addresses the historic environment, requiring applications to, where relevant, describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Planning Practice Guidance

- 7.57 National Planning Practice Guidance provides up-to-date information on various topic areas and contains extensive guidance on a wide range of technical issues. Whilst the development proposals have been prepared in line with the PPG, it is not considered in detail here.

8.0 Planning Assessment

Principle of Development

- 8.1 The allocation of the site by the Local Plan establishes the principle of development. The site's development forms an integral and important part of the Borough's spatial strategy over the Local Plan period, helping to ensure the Borough's overall development needs are met, with a particular focus on the needs of the Mastin Moor area.

Sustainable Development

- 8.2 The proposal accords with the Local Plan both in principle and detail (as demonstrated below). The Local Plan is 'up-to-date' in so far as its policies are relevant to this application. The NPPF's presumption in favour of approval of the proposal (paragraph 11) applies, as the development accords with an up-to-date development plan and therefore represents 'sustainable development'.
- 8.3 Achieving sustainable development '*means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways*' (NPPF paragraph 8). Taking each of these objectives in turn, key elements of the proposals that would contribute to or detract from its sustainability are identified. Some of the key issues identified are reviewed in more detail later in this Statement.

Social

- 8.4 Elements that would make a positive contribution to the proposal's social sustainability include:
- Up to 650 new homes (of a variety of types and tenures – including Affordable Housing, housing to rent and shared ownership)
 - A residential care home with extra care
 - Expansion of Norbriggs Primary School and funding for other local schools
 - Improved pedestrian crossing facilities on the A619 Worksop Road
 - Significant new areas of open space (around 20 hectares) (opportunities for sport, recreation and leisure, community meeting places)
 - Expanded Community Garden (approximately doubling its size, providing an enhanced community meeting place and activity space)

- Provision for a new Health Centre, local retail and other services and facilities within a new Local Centre
- Skills and learning opportunities through employment and training during construction and operational phases of the development
- Identification, recording and representation of heritage features
- Improved walking and cycling links towards Markham Vale, a major local employment area
- Potential improvement to public transport through increased patronage.

8.5 Elements that may detract from the proposal's social sustainability include:

- Impacts on existing community identity (increased population, potential in-migration)
- Increased demand on local schools (may become over-subscribed)
- Increased demand on local health services (may be more difficult to secure appointment).

8.6 Social aspects of the proposal are overwhelmingly positive. Potential negative aspects will be mitigated through, for example, improvements to the capacity of social infrastructure (schools, health facilities) and / or have been considered within the design of the proposals (see below).

Economic

8.7 Elements that would make a positive contribution to the proposal's economic sustainability include:

- Employment opportunities within the construction and operational phases
- Skills and learning opportunities within the construction and operational phases (contributing to improved economic prospects/earning potential for individuals)
- Financial contributions towards local infrastructure improvements through payment of the Community Infrastructure Levy
- A new Local Centre with new local retail and other local services and facilities
- Higher levels of local expenditure (some of which would be spent in local shops and on local services) through increased local population
- New housing in close proximity to Markham Vale, a major local employment area.

8.8 Elements that may detract from the proposal's economic sustainability include:

- Competition for existing local shops and services by new shops and services that may operate from the new Local Centre (if uncompetitive, existing local shops or services may become unviable).

8.9 Economic aspects of the proposal are therefore also overwhelmingly positive. There may be the opportunity for operators of existing local shops or services to relocate to the new Local Centre, resulting in no employment losses.

Environmental

8.10 Elements that would make a positive contribution to the proposal's environmental sustainability include:

- High quality housing that will provide a significant uplift to the local housing stock (more energy efficient, easier to maintain)
- Reduced risk of off-site flooding through on-site water storage (net reduction in off-site peak flows)
- Genuine opportunity to walk and cycle to local services and facilities and employment areas (reducing dependence on motor vehicles)
- Retention of majority of existing hedgerows and trees
- Additional landscaping including significant tree planting
- Extensive areas of new wildlife habitat of increased diversity (replacing low biodiverse agricultural land)
- Net increase in biodiversity.

8.11 Elements that may detract from the proposal's environmental sustainability include:

- Loss of agricultural land
- Loss of some sections of hedgerow (but which would be totally or largely replaced)
- Disturbance of existing habitats (but net improvement in long term)
- Increased flood risk (but risk addressed through scheme design)
- Potential disturbance to existing residents during construction phase
- Additional traffic on local roads that may contribute to congestion
- Landscape and visual impact of development on land not previously built on
- Noise (residential) in areas that were previously quieter
- Potential reduction in air quality (construction phase – dust, operational phase – vehicle exhaust emissions).

- 8.12 Aside from the permanent loss of land to development, many of the potentially negative environmental aspects of the proposal will either be short term or have been considered by the design process and mitigated (for example, the significant new landscaping planting). Biodiversity impacts will be positive in the longer term. Taken as whole, including the housing stock improvement, the overall environmental impacts would be positive.

Key Issues

- 8.13 Issues central to the proposals or that it would otherwise be beneficial to explain further are detailed below.

New Homes including Affordable Housing

- 8.14 An overwhelming benefit would be the provision of new housing, up to 650 dwellings as per the site's allocation. New housing development has a key role in ensuring social sustainability.
- 8.15 The proposal would deliver up to 5% of the new homes as Affordable Housing, as required by Policy CLP4. A proportion of the dwellings would be constructed to building regulations standard M4(2), as also required by Policy CLP4.
- 8.16 The proposals would '*extend the type, tenure and quality of housing*' as required by Policy RP1. The lack of diversity in the choice of local housing, which in Mastin Moor remains dominated by inter war and early post war three bedroom semi-detached houses, of a limited variety of size and design and with a very limited choice of more modern stock, is a significant barrier to maintaining a mixed, balanced community. The existing housing stock does not meet the diverse needs of the community. A lack of appropriate housing is particularly acute for the younger and older sections of the community, with shortages of homes suitable for individual and young couples, as well as older people looking to downsize.
- 8.17 The development will provide a mix of tenures (homes for sale and rent including Affordable Housing).
- 8.18 Discussions with the Council in advance of and during the determination of the previous application identified the aspiration to redevelop underutilised garage sites within Mastin Moor for Affordable Housing. The possibility of this redevelopment received enthusiastic

support from local residents as part of the community consultation process. Options were previously put forward whereby the Council would make that land available and CST provides a financial contribution to build the homes. Subsequently, the Council has secured alternative funding for the development of those sites. A financial contribution towards Affordable Housing on those sites does not therefore form part of the current application proposals.

Access and Traffic

- 8.19 Existing and potential future increased traffic congestion, and the safety of the local road network, was a key issue arising from community consultation. The Transport Assessment (TA), that has been prepared following scoping advice from DCC as the Local Highways Authority and Highways England, confirms that the road network can accommodate the number of vehicle movements that would be generated. The TA provides details of proposed improvements to the local road network, which replicate those proposed as part of the previous application. The Local Highways Authority and Highways England did not object to the previous proposals.
- 8.20 The ability to safely cross the A619 Worksop Road was recognised at an early stage as central to achieving positive outcomes. The proposed signal-controlled junction incorporates pedestrian and cycle crossing facilities. This will allow residents to safely cross this road, ensuring connectivity between existing and new development, and the people that live in each.

Access to Norbriggs Primary School

- 8.21 In response to community concerns, the possibility of a pedestrian ('zebra') crossing being installed on Norbriggs Road near to Norbriggs Primary School was explored as part of the previous proposals. A design was prepared and presented to DCC for review. DCC advised that such a crossing was not appropriate in the context of the use of Norbriggs Road as a whole.
- 8.22 The option of a crossing warden on Norbriggs Road during school arrival and departure times was previously considered by DCC and remains an option available to it.

Access to Woodthorpe Primary School

- 8.23 No improvements have been identified as being required to maintain safe and convenient access to Woodthorpe Primary School.

Public Transport

- 8.24 Increased local population will increase patronage of existing local bus services, helping to ensure their economic viability and long-term retention. It may also encourage the introduction of enhanced services with greater frequency and / or additional route options. As part of the previous proposals, a contribution of £200,000 towards the improvement of existing bus stops was agreed, in addition to the construction of new bus stops within and adjacent to the site, alongside other highways improvement works. The applicant remains agreeable to the payment of such a contribution to allow new and replacement bus shelters, new seating and real-time information provision, as may be feasible.

Flood Risk and Drainage

- 8.25 The Flood Risk Assessment confirms that the site would not be at risk of flooding and can be developed without increasing the risk of off-site flooding. No adverse drainage impacts would therefore arise.
- 8.26 The proposed surface attenuation (storage) ponds offer the opportunity to reduce the rate of off-site runoff below the existing rate. This would lead to a reduction in existing off-site flood risk. It could, for example, reduce existing flooding in the vicinity of Norbriggs School that was reported anecdotally within the community consultation.
- 8.27 The ponds could also help to introduce new habitat into the area, to the benefit of wildlife. They could be designed so as to provide areas of permanent water, providing a diversity of 'wet', 'damp' and 'dry' habitats.
- 8.28 Neither the Environment Agency, the Lead Local Flood Authority, the Council's drainage officer nor the local water company objected to the previous proposals.

Ecology

- 8.29 The previous proposals were supported by an extensive range of habitat and protected species surveys. Those surveys have been updated. There has been no substantive change

in ecological conditions across the site since the previous application. The Derbyshire Wildlife Trust, acting on behalf of the Council, did not object to the previous proposals.

- 8.30 There are no habitats of high national importance. Existing hedgerows and trees are to be retained wherever possible. The design process has had regard to existing habitats and species. There would be a significant net increase in biodiversity across the site. Based on an analysis of the indicative masterplan, this could be as high as a 57% biodiversity unit gain in terms of habitats, a 15% linear unit gain for hedgerow features and a 46% linear unit gain for the stream.

Ground Conditions

- 8.31 The site lies in an area affected by coal mining, with filled and capped mine entries and opencast mining within the site, therefore there is worked and made ground. Limited contamination was found on the site and no specific soil remediation is required. The areas of worked ground will require piling or ground stabilisation. This will increase development costs. Conditions were agreed as part of the previous proposals that would provide for additional site investigations on a phased basis to ensure any residual ground stability issues are addressed.

Noise

- 8.32 An assessment of baseline noise and vibration has confirmed that for the majority of the site a natural ventilation strategy can be adopted, however any proposed properties fronting onto the surrounding road network would need passive attenuated ventilation to meet the noise criteria of BS8233.

Air Quality

- 8.33 The development is not impacted by poor air quality.

Utility Services

- 8.34 Existing utility infrastructure is located primarily around the perimeter of the site, apart from minor services serving Pumphouse Farm and electricity poles to the south of the site. Services can be extended and reinforced to serve the new development. Full details would be confirmed as part of detailed design.

Schools

- 8.35 Schools, particularly primary schools, can be central to community identity. At an early stage CST therefore sought to engage with Derbyshire County Council, as the Local Education Authority (LEA), to confirm its preferred option for increasing local school capacity to accommodate any development in the Mastin Moor area. As part of the previous proposals, the LEA confirmed that Norbriggs Primary School can be expanded, and a design feasibility study was undertaken to explore options in more detail. DCC confirmed that existing secondary schools would have the capacity to accommodate additional children from the proposed development. Expansion at primary and secondary level would require funding, which would be derived from the payment of the Community Infrastructure Levy (see below for further commentary on CIL).

Health Centre

- 8.36 At present, existing residents are required to travel to Staveley or Barlborough to visit a GP surgery or access other health services. Feedback provided through community consultation indicated that these distances were a barrier to accessing those services. Poor health is a limiting factor for many Mastin Moor residents, so easier access to high quality health facilities would improve quality of life.
- 8.37 Provision is made within the proposed Local Centre for a health centre that could accommodate a GP surgery, pharmacy and related services. CST recognised at an early stage the significant benefits such a facility could bring to the area. Consultation with the NHS Clinical Commissioning Group as part of the previous proposals indicated that its preference would be for financial contribution towards expanding existing local facilities. A payment of £247,260 was therefore agreed. The applicant has retained the option of a health facility on the site, should the NHS CCG change its preferred strategy or another provider wish to establish a facility on the site.

Existing and New Shops and Services

- 8.38 The site is well placed to take advantage of existing local services and facilities, and higher order services are available only a little further away. The additional demands placed on local transport infrastructure, with commensurate environmental consequences, would be limited.

- 8.39 The proposed Local Centre makes provision for a local convenience store, along with other services and facilities as may be commercially attractive and required by the community. Easy access to improved local shopping facilities would reduce the need to travel. A wider range of goods, such as greater choice of fresh fruit and vegetables, could contribute to healthier lifestyle choices.

Trade Competition

- 8.40 It is recognised that new services introduced as part of the Local Centre may compete with existing services, potentially reducing the level of trading from existing shops. The proposed development would however only increase the potential customer base for those shops and any new local services and facilities would not be built until some of the new houses had been completed and occupied. There may be the opportunity for existing local services and facilities to relocate to the new Local Centre, taking advantage of modern facilities, more suited to the needs and expectations of customers (for example, easier access, greater choice).

Settlement Identity

- 8.41 Feedback through the process of community engagement revealed a strong preference for the retention of distinct community identities, in particular through physical separation of existing and new development. Design responses to these concerns are more fully detailed within the DAS. Key changes made to previous draft proposals however include the retention of a significant area of agricultural land between Woodthorpe and new development (in addition to the area of open space in the north west corner of the site) and removal from the proposal of the small parcel of land east of Bolsover Road/rear of houses fronting Worksop Road.
- 8.42 The proposed development does not seek to impose any new identity on existing settlements. The DAS has identified how the new development could however help to form new links between Mastin Moor and Woodthorpe, in terms of shared spaces, services and facilities and meeting places. The development proposal has sought to respect existing community identity whilst making the benefits of new development available to all.
- 8.43 The DAS explores how historic place names could be drawn upon in the identity of the new development, with local people helping to make decisions on those choices.

- 8.44 Whilst there are records of longstanding settlement in the area, the majority of development in both Mastin Moor and Woodthorpe has taken place in the post-World War Two era (see historic maps in DAS). This new phase of development would clearly impact upon the wider character of the locality but would still allow earlier phases of development to be 'read' and maintain their unique contribution to local character and community identity.

Leisure and Recreation

- 8.45 The Design and Access Statement makes clear the very extensive provision that is made for open space as an integral part of the development. The area of open space of all types is very generous, an outcome of design considerations, planning objectives and single land ownership. These shared spaces will offer significant leisure and recreation opportunities for local people (existing and future residents). Access to/through to the site is currently limited to only narrow public rights of way that do not provide particularly attractive routes. The development will allow a range of options for short and longer routes for walking, cycling, 'keep fit' exercise, or simply enjoying the open space, for young and old alike.
- 8.46 In response to feedback during the consideration of the previous application, the indicative masterplan has been amended to show a revised range of open space types, including a greater provision of formal gardens (close to the Local Centre), more closely aligned with the Council's open space standards, that were published after the submission of the previous application.

Community Garden

- 8.47 The existing Community Garden provides a focus for a range of community activities. The restoration of underused and overgrown former allotments championed by a dedicated group of local people and other volunteers is a genuine success story. The Mastin Moor Gardens and Allotments (a registered charity, formerly Mastin Moor Allotments Association) has been granted a 25 year lease by Staveley Town Council at a £1 per annum peppercorn rent over the existing Garden area and continues to work on exciting proposals that would allow it to expand its range of activities and community outreach programmes. This includes a flexible use building to be located on the extended Garden area, to provide storage, changing, toilet, meeting room and kitchen facilities. This could be a base for existing activities and skills training programmes. Whilst details fall outside of this planning application, there could be an opportunity for the extensive parkland and open

space areas that would form part of the residential development to be a resource for training, learning and employment, working in partnership with the appointed management company (see below) and external training providers, as may be applicable.

- 8.48 The extended Garden would offer the opportunity for a more diverse range of activities and could host community events. The indicative layout makes provision for a vehicular access into the extended Garden as well car parking adjacent; the existing access and parking arrangements are inadequate.
- 8.49 CST has engaged with the Mastin Moor Gardens and Allotments (MMGaA) to explore their aspirations in further detail. Consequently, Heads of Terms for a related lease have been agreed to enable CST and MMGaA to work in partnership towards the delivery of the expanded Garden.

Maintenance of Open Space

- 8.50 It is was made clear during the consideration of the previous application that the Council will not seek to adopt the proposed open space and parkland areas. Alternative arrangements will therefore be made to manage and maintain these spaces. Residents of the site may pay a service charge towards the upkeep of the area (as is very common in comparable developments). This charge would not fall upon existing properties. The applicant has undertaken initial exploratory discussions with a potential public-interest partner organisation with a long standard and successful track record in such management and maintenance activities. As part of the previous proposals, the Council agreed that such details could be controlled by way of condition and provisions within a s106 legal agreement.
- 8.51 Maintenance of the open space will create employment opportunities. The open space could also serve as a resource for skills and learning, offering opportunities to undertake 'hands on' training in, for example, landscape management or arboriculture. Training programmes could use the Community Garden as a base, with any future building on that site being used as a classroom and resource centre. The take up of such opportunities falls outside of the limits of this planning application but nevertheless represent a significant opportunity that could help to address a key measure of local deprivation, i.e. improving the education/qualification and employment prospects of local residents.

Design Quality

- 8.52 CST is committed to ensuring the proposals are of high quality. Higher quality development will not only benefit residents (existing and future) but will also help to achieve development that is economically viable, through uplifts in land values. Quality design will help to improve the overall image of the area and enhance its desirability as a place to live and work.
- 8.53 CST's commitment to design quality is illustrated within the Design and Access Statement, reflecting design principles that would be carried forward into the detailed design of the proposals. Detailed design matters would not be confirmed until Reserved Matters stage but CST's continued involvement will help to ensure the current aspirations are not set aside. As part of the previous proposals, the Council agreed that a design code / framework could be submitted for agreement in advance of or alongside the first reserved matters application.

Employment

- 8.54 During the construction phase, the site will generate construction jobs. Information published by the Government suggests that for every new house built up to two new jobs are created for a year. The proposed 650 dwellings would therefore support the equivalent of 1,300 full time equivalent person years of employment in the construction industry. The actual number of jobs supported at one time would of course be linked to the rate of house building, which could vary over time. A build out rate of between 50 and 100 dwellings per year would not however be unrealistic, supporting a minimum of 100 full time jobs (the Local Plan's housing trajectory assumes an initial delivery rate of 50 dwellings per year, rising to 60 dwellings per year).
- 8.52 The proposed Local Centre will generate permanent employment opportunities, both full time and part time. The number and mix of job types will depend on the types of uses within the Local Centre but are likely to require a diversity of skills and experience. Sustained economic opportunities will therefore be available to a wide range of existing residents.
- 8.53 The location of new housing in close proximity to Markham Vale will facilitate local residents taking advantage of the significant, and growing, employment opportunities at that employment site. Feedback during the consideration of the previous application indicated support for the provision of additional on-site employment opportunities. An

'Offices' use has therefore been included within the proposed Local Centre. This would compliment and not conflict with the primary function of the Local Centre, meeting local retail and other community services and needs.

- 8.54 The use of local labour as part of the development (recruitment into construction phase and operational phase jobs) will help to ensure economic benefits are retained for the longer term.
- 8.55 Upon occupation, there will be a sustained increase in local expenditure, as new residents support the local economy. Some of this spending power would certainly be received at existing local businesses and shops. As such, the proposed development will contribute to the viability and vitality of Mastin Moor and other nearby areas such as Staveley as a sustainable and balanced community.

Skills and Learning

- 8.56 In accordance with Local Plan policy, it is agreed that as part of the development measures will be put in place to seek to support the employment of local labour including opportunities for skills and learning. CST has explored the opportunity for a Skills Hub facility that would remain on site for the duration of the construction phase. This would provide a base through which construction-related trade skills could be experienced and taught. The Skills Hub would operate in partnership with local educational institutions. Learning opportunities could be both formal and informal, linked to apprenticeship or other recognised qualifications.

Community Infrastructure Levy

- 8.57 The development would be liable for CIL; the exact amount payable would be determined at detailed design stage as it based on floor space but is likely to exceed £1.25 million. The requirement to pay the CIL will generate funds available for investment by the Council and its partners in infrastructure. Without new development these funds would not be available.
- 8.58 Future occupiers of the dwellings would place increased demands on local services and facilities, such as schools. The currently adopted CIL Regulation 123 list includes the provision of additional educational capacity as one of the items that will be funded through CIL. The development would therefore make a contribution to improving school capacity.

Policy Compliance

- 8.59 The proposed development is therefore consistent with and will help to deliver key objectives of Local Plan policy, notably the spatial strategy of CLP1, the delivery of housing of CLP3 and the regeneration objectives of RP1.
- 8.60 Regarding Policy RP1 'Regeneration Priority Areas', the development:
- Has been informed by a masterplanned approach
 - Will deliver sustainable high quality residential development and enhanced community facilities
 - Has respected the constraints of the area and is sensitive to adjoining open countryside and existing residential communities
 - Has investigated the potential to support development of Affordable Housing on under-utilised, garage sites within Mastin Moor
 - Will extend the type, tenure and quality of housing
 - Will deliver environmental improvements
 - Will provide additional community facilities
 - Will provide training and employment opportunities to existing residents
 - Will increase trees and tree groups to enhance landscape character
 - Will have an acceptable impact on the wider highway network and provide any necessary mitigation
 - Will provide safe and convenient walking and cycling access to job opportunities at Markham Vale, the community garden and Norbriggs Primary School
 - Will provide a new Local Centre with additional community facilities and the opportunity for provision of health facilities
 - Will provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to The Cuckoo Way and Chesterfield Canal
 - Will promote building designs that positively contribute to the surrounding area
 - Will deliver a new pedestrian and cycle crossing over the A619
 - Will enlarge and enhance the Community Garden and access to it
 - Will minimise visual impact on ridgelines
 - Will help to provide a defined edge of development
 - Will help to maintain the distinct identities and settings of Mastin Moor and Woodthorpe through the use of landscaping and open space.

Key Benefits

8.61 The key benefits of the proposal would therefore include:

- Provision of new, high quality housing
- New development in an area with acknowledged regeneration needs
- Greater variety of housing type and tenure (including Affordable Housing) to meet the diverse needs of the local community (including housing to buy and rent)
- Extension of the Community Garden (approximately doubling its existing size) including provision for a new community building and parking area
- New housing in close proximity to Markham Vale, a major employment area
- Improved local services and facilities (including provision for retail, health, leisure and other local and community services within a new Local Centre)
- Significant new areas (around 20 hectares) of parkland, play areas and other open greenspace available to existing and new residents
- New housing in a location where future residents will have a realistic choice of walking, cycling or using public transport, in preference to using private motor vehicles
- Additional capacity at local schools
- Opportunities for skills and learning through training programmes during construction and operational phases of the development
- New employment opportunities during construction and operational phases of the development
- Additional landscape planting and ecological enhancements
- New traffic signal-controlled junction on Worksop Road to include pedestrian and cyclist crossing facilities
- On-site water storage to help reduce existing off-site flood risk
- Resolution of open-cast ground conditions.

Potential Main Disbenefits

8.62 Potential disbenefits include:

- Loss of agricultural land
- Increase in vehicle movements on local road network
- Use of existing social infrastructure capacity (but capacity will be expanded as required)
- Loss of hedgerows (but with replacement planting and a net increase in landscape planting)

- Loss of habitat (but net increase in biodiversity)
- Change in landscape character
- Change to the setting / character of existing settlements (but core identities retained)

Assessment Summary

- 8.63 It is clear that the proposal represents a sustainable form of development that accords with relevant provisions of the Local Plan. The proposal will deliver development on a site allocated by the Local Plan, in accordance with the detailed requirements of relevant policy. There is no discernible tension between the proposals and the detailed requirements of the Local Plan. The presumption in favour of sustainable development applies, and therefore planning permission should be granted without delay.

Conditions and Planning Obligations

- 8.64 Being submitted in outline with all matters reserved except points of access, additional details will need to be submitted for approval before development can commence, including 'reserved matters' and other details. As part of the previous proposal, conditions were agreed with the Council to address such matters. CST is agreeable to those conditions, or other conditions to the same effect, being applied to any planning permission that may be granted in response to this application. A copy of those previously agreed conditions is attached as Appendix 2.
- 8.65 As part of the previous proposal, planning obligations were agreed to address issues that could not otherwise be addressed by way of condition. This included financial contributions towards off-site highway infrastructure improvements, bus stop improvements, healthcare facility capacity improvements, and the provision of Affordable Housing. CST is agreeable to the same or similar obligations being imposed as part of any planning permission that may be granted in response to this application.

9.0 Summary and Conclusion

- 9.1 This Planning Statement has been prepared in support of an outline planning application made with all matters reserved except access, on land at Worksop Road, Mastin Moor, Chesterfield. The application seeks approval for the following:

'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'.

- 9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.3 The proposal would very strongly accord with the provisions of the Development Plan, so far as they are relevant. In particular, it would deliver development on an allocated site for the purpose for which the site has been allocated. The development has been prepared in accordance with and would be deliver upon the detailed requirements of the allocation and other relevant policy. By that measure, the proposal will deliver a number of benefits, contributing to meeting local community and Borough-wide needs.
- 9.4 The NPPF adopts a clear pro-growth stance and introduces a presumption in favour of sustainable development. It has been demonstrated that the development on this site would represent a sustainable form of development.
- 9.5 There are also no material considerations that direct that any decision on the application should be made otherwise than in accordance with the relevant provisions of the Development Plan. Any issues not addressed by way of the submitted details are capable of being addressed by way of detailed design (reserved matters) and/or other conditions.
- 9.6 On this basis, we consider that planning permission should be granted, and therefore request the same without delay.

Appendices

1: Indicative Masterplan



2: Draft Conditions

Time Limits etc.

01. The development for which permission is hereby granted shall not begin before detailed plans for the relevant part/phase of the development showing the layout, scale, external appearance and landscaping and the remaining access details beyond the 4no.key entry points at Worksop Road, Bolsover Road and Woodthorpe Road already approved (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details for each corresponding phase.

Reason – To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

02. Applications for approval of all the reserved matters shall be made to the Local Planning Authority not later than ten (10) years from the date of this permission and the first such application, relating to one of the phases, shall be made within three (3) years of the date of this permission.

Reason – To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

03. The development hereby approved shall be begun either before the expiration of five (5) years from the date of this permission or before the expiration of two (2) years from the date of approval of the last of the reserved matters whichever is the later.

Reason – To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

Approved Plans

04. This planning permission shall relate to the following plans unless otherwise required by a condition of this permission or unless otherwise agreed with the Local Planning Authority:

- Site Location Plan: 'Location Plan M5328-003 D05 22.04.16'
- Detailed Access Design Plans (being the 4no.key entry points referenced within condition 1 above):
 - 'Site Wide 236145-00 SK-200 02 26/04/17'
 - 'Potential Site Access onto A619 Worksop Road (Site Access 1) 236145-00 SK-100 02 15/03/17'
 - 'Potential Site Access onto Bolsover Road (Site Access 2 and 4) 236145-00 SK-101 03 26/04/17'
 - 'Potential Site Access onto Woodthorpe Road (Site Access 3) 236145-00 SK-102 02 26/04/17'

Reason – For the avoidance of doubt and to enable the Local Planning Authority to control the development in detail.

Phasing

05. The first reserved matters submission required by condition 1 shall include a phasing scheme for the whole of the outline permission site area.

Reason – To ensure that the development is delivered in an appropriate manner, including the appropriate timing for the provision of any necessary infrastructure (to comply with policies CLP1, CLP13, CLP14, CLP15, CLP16, CLP17, CLP20 and CLP22 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework).

06. The first reserved matters submission required by condition 1 shall include a programme for 'delivery' of the 'local centre' and supporting facilities no later than the first occupation of the third phase of operational/physical development.

Reason – To ensure that the development is delivered in an appropriate manner, including the appropriate timing for the provision of any necessary infrastructure (to comply with policies CLP1, CLP13, CLP14, CLP15, CLP16, CLP17, CLP20 and CLP22 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework).

07. The first reserved matters submission required by condition 1 shall include an overarching delivery strategy including broad locations for 25% of units within the whole of the outline development to be constructed to the optional requirement for Adaptable and Accessible dwellings in Part M4(2) of the Building Regulations.

Reason – To ensure that the development is delivered in an appropriate manner, including the appropriate timing for the provision of any necessary infrastructure (to comply with policies CLP1, CLP13, CLP14, CLP15, CLP16, CLP17, CLP20 and CLP22 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework).

08. The phasing scheme required by condition 5 shall include details of the proposed sequence of development across the entire site, including strategic drainage and SuDS infrastructure, green infrastructure, cycle routes and footpaths, the extent and location of individual development phases and the associated access arrangements and timescales for implementation of the off-site highway improvements.

Reason – To ensure that the development is delivered in an appropriate manner, including the appropriate timing for the provision of any necessary infrastructure (to comply with policies CLP1, CLP13, CLP14, CLP15, CLP16, CLP17, CLP20 and CLP22 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework).

09. The development shall be carried out in accordance with the details approved by conditions 5, 6, 7 and 8 or any subsequent amended details submitted to and approved in writing by the Local Planning Authority as compliance with those conditions.

Reason – To ensure that the development is delivered in an appropriate manner, including the appropriate timing for the provision of any necessary infrastructure (to comply with policies CLP1, CLP13, CLP14, CLP15, CLP16, CLP17, CLP20 and CLP22 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework).

10. No development shall commence until the site wide phasing programme required by condition 5 has been approved in writing by the Local Planning Authority and thereafter each subsequent reserved matters application for any phase (or part thereof) shall be accompanied by an updated programme or statement of compliance for approval by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the phasing programme as approved and / or updated.

Reason – To ensure that the development is delivered in an appropriate manner, including the appropriate timing for the provision of any necessary infrastructure (to comply with policies CLP1, CLP2, CLP13, CLP14, CLP15, CLP16, CLP17, CLP20 and CLP22 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework).

Design / Masterplan

11. Prior to or no later than concurrent with the first reserved matters application submitted for the site the subject of this permission, a Design Code / Framework shall be submitted to the Local Planning Authority for approval in writing. The Design Code / Framework shall set out the overarching design approach for the entire outline permission development site and set a site wide open space, green infrastructure and accessibility framework (to reflect key stakeholder comments arising from the outline application process) to inform any phased reserved matters proposals. The Design Code / Framework should be compatible with, and expand upon, the principles set in the Design and Access Statement (DAS) dated June 2017 and DAS Addendum dated January 2019.

All reserved matters applications shall accord with the site wide Design Code / Framework approved in writing by the Local Planning Authority under this condition, unless otherwise agreed with the Local Planning Authority.

Reason – To ensure that the development is constructed to appropriate design quality / standard in accordance with the requirements of policies CLP2 and CLP20 of the Chesterfield Borough Local Plan 2018-2035, the wider National Planning Policy Framework and the 'Successful Places' SPD.

12. The submission of the reserved matters applications shall be broadly in accordance with the details shown in the Design and Access Statement (DAS) dated June 2017 and DAS Addendum dated January 2019; and the revised Masterplan Drawing No. M5328-100 Rev D10 dated June 2019.

Reason – To ensure that the development is constructed to appropriate design quality / standard in accordance with the requirements of policies CLP2 and CLP20 of the Chesterfield Borough Local Plan 2018-2035, the wider National Planning Policy Framework and the 'Successful Places' SPD.

13. Prior to or concurrent with the submission of the first reserved matters application for the 'layout' of any phase of the development hereby permitted, an adaptable and accessible homes scheme for that phase shall be submitted in writing to the Local Planning Authority and shall include the following:

- Details of how the phase of development will accord with the overarching strategy for delivery of adaptable and accessible homes approved under condition 5 identifying on a 'layout' plan the individual dwellings to be constructed to the M4(2) standard within that phase.

The construction of any dwellings in a phase shall not commence until the accessible and adaptable homes scheme for that phase has been approved in writing by the Local Planning Authority. Development for a phase shall be carried out in accordance with the associated approved accessible and adaptable homes scheme and the accessible and adaptable homes shall be maintained as such thereafter.

Reason: To improve the accessibility of the dwellings in accordance with Policy CLP4 of the Chesterfield Borough Local Plan 2018-2035.

Highways

14. Before any other operational development is commenced within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of conditions 5 and 10 above), detailed designs for any proposed temporary accesses for construction purposes and the approved new accesses with the A619 Worksop Road, B6419 Bolsover Road (including a new footway link and pedestrian refuge crossing points) and C111 Woodthorpe Road (including multi-user route link to Seymour Link Road) [whichever is needed to serve that particular phase], together with a programme for the implementation and completion of the works, shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development within each phase (identified in accordance with conditions 5 and 10 above) shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details.

Reason – In the interests of highway safety and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

15. The temporary accesses for construction purposes, the subject of condition 14 above, shall be retained in accordance with the approved scheme and development phase throughout the construction period, or such other period of time as may be approved in writing by the Local Planning Authority, free from any impediment to its designated use.

Reason – In the interests of highway safety and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

16. No development shall take place within any phase (or subphase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above), including any

works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period of that associated phase of development. The statement shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Reason – In the interests of highway safety and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

17. No development shall take place within any phase (or subphase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), until construction details of the residential estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority.

Reason – In the interests of highway safety, flood risk and pollution management, good design and to accord with Policies CLP13, CLP20 and CLP21 of the Chesterfield 2018-2035 Local Plan and Paragraph 108 of the National Planning Policy Framework.

18. The carriageways of the proposed estate roads shall be constructed in accordance with condition 17 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason – In the interests of highway safety and good design and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

19. Before any other operations are commenced within any phase (or sub-phase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above), (excluding creation of the proposed temporary accesses for construction purposes), all existing vehicular and pedestrian accesses to the public highway made redundant as a result of the

development shall be permanently closed with a physical barrier and the existing vehicle crossovers reinstated as footway or verge in accordance with a scheme and programme first submitted to and approved in writing by the Local Planning Authority.

Reason – In the interests of highway safety and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

20. Any dwelling and / or premises, the subject of the outline or reserved matters approval, shall not be occupied / taken into use until space has been provided within the site curtilage for the parking / loading and unloading / picking up and setting down passengers / manoeuvring of residents / visitors / staff / customers / service and delivery vehicles (including secure/ covered cycle parking and also disabled parking spaces), located, designed, laid out and constructed in accordance with written details (including plans) to have been submitted to and approved in writing by the Local Planning Authority and the provision so approved shall be maintained throughout the life of the development free from any impediment to its designated use.

Reason – In the interests of highway safety and good design and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

21. Prior to the commencement of the development within any phase (or sub-phase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above), details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

Reason – In the interests of highway safety and good design and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

22. The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.

Reason – In the interests of encouraging sustainable travel in accordance with the requirements of Policy CLP22 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework.

23. No development shall be commenced within any phase (or sub-phase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above), until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and

maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason – In the interests of highway safety and good design and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

24. As part of the reserved matters for any phase (or sub-phase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above), details shall be submitted showing the arrangements for storage of bins and collection of waste. Those details shall include for the provision of refuse bin stores within private land in close proximity to the street to avoid prolonged obstruction of the streets by refuse vehicles. The development shall be carried out in accordance with the agreed details prior to the first occupation or use of the dwelling or development to which they relate and shall be retained free from any impediment to their designated use thereafter.

Reason – In the interests of highway safety and good design and to accord with Policies CLP20 and CLP21 of the Chesterfield Local Plan 2018-2035 and Paragraph 108 of the National Planning Policy Framework.

Flood Risk and Drainage

25. No individual dwelling approved as part of the reserved matters for any phase (or sub-phase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above) shall be occupied until the requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with Policy CLP13 of the Chesterfield Borough Local Plan 2018-2035

26. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason - In the interest of satisfactory and sustainable drainage and good design and to accord with Policies CLP13 and CLP14 of the Chesterfield Local Plan 2018-2035 and paragraph 170 of the National Planning Policy Framework.

27. No piped discharge of surface water within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of conditions 5 and 10 above), shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason - To ensure that the site is properly drained, to prevent overloading, to ensure surface water is not discharged to the foul sewer network and to accord with Policies CLP11, CLP13 and

CLP14 of the Chesterfield Local Plan 2018-2035 and paragraph 170 of the National Planning Policy Framework.

28. Development shall not commence within any phase (or subphase as may be agreed in writing by the Local Planning Authority under the terms of conditions 5 and 10 above), until a scheme to ensure that on-site and off-site foul and/or surface water sewerage, designed to serve the whole development, of adequate capacity to ensure proper disposal to the receiving public sewer network has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme and the number of properties to be constructed within that phase, or within any other period or number of properties as may subsequently be approved in writing by the Local Planning Authority. Furthermore, occupation of the development shall not commence until the approved drainage works have been constructed in accordance with the approved plans.

Reason - To ensure the site can be properly drained without risk of flooding / pollution to the local aquatic environment, to public health and / or to public amenity in accordance with Policies CLP13, CLP14 and CLP20 of the Chesterfield Local Plan 2018-2035.

29. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for each phase of the development (or subphase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), in accordance with the principles outlined within:

- a. Flood Risk Assessment Land Off Worksop Road, Mastin Moor, Chesterfield, Chatsworth Settlement Trustees – FRA- 19412-17-31 (November 2017 by Idom Merebrook Ltd)
- b. Surface Water Drainage Strategy Sheet 1 – Drawing No 200-002, Surface Water Drainage Strategy Sheet 2 – Drawing No 200-003, Surface Water Drainage Strategy Sheet 3– Drawing No 200-004; and
- c. DEFRA Non-statutory technical standards for sustainable drainage systems (March 2015), have 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 buildings commencing.

Reason - To ensure that the proposed development does not increase flood risk and that principles of sustainable drainage are incorporated into this proposal and sufficient detail of the construction, operation and maintenance of sustainable drainage systems is provided to the Local Planning Authority in advance of full planning consent being granted in accordance with Policies CLP13, CLP14 and CLP20 of the Chesterfield Local Plan 2018-2035.

30. No reserved matters application to confirm the layout of any respective phase (or sub-phase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above), shall be approved until information confirming the viability and location of SuDS techniques as outlined within the Flood Risk Assessment has been provided to and approved in writing by the Local Planning Authority.

Reason - To ensure that the proposed development is brought forward in line with the Principles outline within the Written Ministerial Statement for Sustainable Drainage (HCWS161), outline Flood Risk Assessment and the principles of the National Planning Policy Framework relating to the promotion of sustainable development in accordance with Policies CLP13, CLP14 and CLP20 of the Chesterfield Local Plan 2018-2035.

31. All phases of development approved by this planning permission shall be designed and carried out in accordance with the principles contained within the Flood Risk Assessment Land Off Worksop Road, Mastin Moor, Chesterfield, Chatsworth Settlement Trustees – FRA-19412-17-31 (November 2017 by Idom Merebrook Ltd).

Reason - To ensure development is brought forward in line with the principles of the outline approval and ensure that flood risk is not increased through the removal of design parameters in accordance with Policy CLP13 of the Chesterfield Local Plan 2018-2035.

Land Condition and Contamination

32. In respect of each individual phase of development (or subphase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), prior to the submission of reserved matters approval for each phase, a scheme of intrusive site investigations for the opencast high walls and shallow coal workings shall be submitted to the Local Planning Authority for written approval. Thereafter those intrusive investigations shall be carried out as approved to inform any subsequent reserved matters application.

Reason - To fully establish the presence and / or otherwise of any contamination and / or coal mining legacy and to ensure that site is remediated, if necessary, to an appropriate standard prior to any other works taking place on site.

33. Concurrent with each reserved matters submission (including any phased development) in accordance with the provisions of condition 32 detailed above there shall be a report detailing the following:

- findings arising from the intrusive site investigations, including the results of any gas monitoring undertaken;
- the submission of a layout plan which identifies the opencast high walls and appropriate zones of influence for the recorded mine entries within the site, and the definition of suitable 'no-build' zones;
- the submission of a scheme of treatment for the recorded mine entries for approval; and
- the submission of a scheme of remedial works for the shallow coal workings for approval.

Only those remedial details that receive detailed written approval alongside any reserved matters consent, or separate approval under the provisions of this condition shall be implemented on site.

Reason - To fully establish the presence and / or otherwise of any contamination and / or coal mining legacy and to ensure that site is remediated, if necessary, to an appropriate standard prior

to any other works taking place on site in accordance with Policy CLP14 and paragraph 170 of the National Planning Policy Framework.

34. A. Development shall not commence within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), until details as specified in this condition have been submitted to the Local Planning Authority for consideration and those details, or any amendments to those details as may be required, have received the written approval of the Local Planning Authority.

- I. A desktop study/Phase 1 report documenting the previous land use history of the site.
- II. A site investigation/Phase 2 report where the previous use of the site indicates contaminative use(s). The site investigation/Phase 2 report shall document the ground conditions of the site. The site investigation shall establish the full extent, depth and cross-section, nature and composition of the contamination. Ground gas, groundwater and chemical analysis, identified as being appropriate by the desktop study, shall be carried out in accordance with current guidance using UKAS accredited methods. All technical data must be submitted to the Local Planning Authority.
- III. A detailed scheme of remedial works should the investigation reveal the presence of ground gas or other contamination. The scheme shall include a Remediation Method Statement and Risk Assessment Strategy to avoid any risk arising when the site is developed or occupied.

B. If, during remediation works, any contamination is identified that has not been considered in the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

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

Reason - To protect the environment and ensure that the redeveloped site is reclaimed to an appropriate standard in accordance with Policy CLP14 and paragraph 170 of the National Planning Policy Framework.

Ecology and Biodiversity

35. Prior to or no later than concurrent with the first reserved matters application submitted for the site the subject of this permission, a scheme to deliver a measurable net gain in biodiversity shall be submitted in writing to the Council for its approval in writing. Development shall not commence within the site until the scheme has been approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the scheme so approved.

Reason - To mitigate against the loss of existing biodiversity and habitats and provide net measurable biodiversity benefit, in accordance with Policy CLP15 and CLP16 and paragraphs 8, 170 and 174 of the National Planning Policy Framework.

36. No vegetation clearance works shall take place within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site have first been submitted to and approved in writing by the Local Planning Authority and then implemented as approved.

Reason – To ensure that any ecological interest on site is appropriately addressed and can be mitigated against, prior to any development taking place, in accordance with Policy CLP16 of the Chesterfield Borough Local Plan 2018-2035 and the wider National Planning Policy Framework.

37. Prior to building works commencing above foundation level within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires and any mitigating features such as dimmers, PIR sensors and timers. A lux contour plan shall be provided to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). Such approved measures will be implemented in full.

Reason – To ensure that any ecological interest on site is appropriately addressed and can be mitigated against, in accordance with Policy CLP16 of the Chesterfield Borough Local Plan 2018-2035 and the wider National Planning Policy Framework.

38. Prior to development commencing on any phase or sub phase, a detailed badger survey shall be carried out for any recently excavated badger setts on the site or within 30m of the site boundary and the survey, along with any necessary mitigation measures, shall be submitted to and be approved in writing by the Local Planning Authority. Any mitigation measures so approved shall be implemented in full.

Reason – To ensure that any ecological interest on site is appropriately addressed and can be mitigated against, prior to any development taking place, in accordance with Policy CLP16 of the Chesterfield Borough Local Plan 2018-2035 and the wider National Planning Policy Framework.

39. No development shall take place (including demolition, ground works, vegetation clearance) within any phase (or sub-phase as may be approved in writing by the Local Planning Authority under the terms of condition 5 and 10 above), until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall be informed by the existing ecological survey work and include the following.

a) Risk assessment of potentially damaging construction activities.

- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason - To ensure that any ecological interest on site is appropriately addressed and can be mitigated against, prior to any development taking place, in accordance with Policy CLP16 and paragraph 170 the National Planning Policy Framework.

40. No works which include the creation of trenches or culverts or the presence of pipes shall commence within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), until measures to protect badgers from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the Local Planning Authority. The measures may include the creation of sloping escape ramps (mammal ladders) for badgers (and other mammals potentially using the site), which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and open pipework greater than 200 mm outside diameter being blanked (capped) off at the end of each working day.

Reason – To ensure that any ecological interest on site is appropriately addressed and can be mitigated against, accordance with Policy CLP16 of the Chesterfield Borough Local Plan 2018-2035 and paragraph 170 of the National Planning Policy Framework.

41. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above). The LEMP will set out how the phase (or sub phase) will deliver the requirement for a net measurable gain in biodiversity (as set out in condition 35) and should combine both the ecology and landscape disciplines and include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.

- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward in perpetuity, with reviews).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring visits, targets and remedial measures when conservation aims and objectives of the LEMP are not being met.
- i) Locations of bat boxes, bird boxes, hedgehog holes and habitat piles (including specifications/installation guidance/numbers).

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Reason - To mitigate against the loss of existing biodiversity and habitats and provide net measurable biodiversity benefit, in accordance with Policy CLP15 and CLP16 of the Chesterfield Borough Local Plan 2018-2035 and paragraph 170 of the National Planning Policy Framework.

Landscaping

42. Concurrent with any reserved matters application concerning landscaping within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape/habitat features to be retained and trees/plants to be planted and new habitats created;
- 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 5) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees, hedgerows and habitats unless agreed in writing by the Local Planning Authority.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason – To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies CLP15, CLP16 and CLP20 of the Chesterfield Borough Local Plan 2018-2035 and paragraph 170 of the National Planning Policy Framework.

43. Prior to the commencement of the development within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), a scheme for the protection of the retained trees, hedgerows and habitats in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction or landscaping works within the RPA that may impact on the retained trees and habitats.
- c) A full specification for the installation of boundary treatment works.
- d) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- f) A specification for protective fencing to safeguard trees, hedgerows and habitats during both land clearance and construction phases and a plan indicating the alignment of the protective fencing.
- g) A specification for scaffolding and ground protection within protection zones.
- h) Tree, hedgerow and habitat protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) Details of site access, temporary parking, on-site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing and use of fires.
- j) Boundary treatments within the RPA.

k) Methods to improve the rooting environment for retained and proposed trees, hedgerow and landscaping.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason - To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality and pursuant to section 197 of the Town and Country Planning Act 1990 and in accordance with Policies CLP15, CLP16 and CLP20 of the Chesterfield Borough Local Plan 2018-2035 and paragraph 170 of the National Planning Policy Framework.

44. Prior to the commencement of the development within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), details of all proposed Access Facilitation Pruning (see BS5837:2012 for definition) shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Reason - To avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

45. The landscaping details submitted to accompany any reserved matters application for any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), shall be accompanied by details for the proposed means of permanent management and maintenance for all public areas (any areas not proposed to be contained within the curtilage of any individual properties / dwellings) at all times following completion of that phase or sub-phase of development, including timescales for implementation. The agreed details shall thereafter be implemented and maintained in a manner as approved in perpetuity.

Reason – To ensure that appropriate means for the long term management and maintenance of all public areas is provide in the interest of the amenity, character and appearance of the development and its wider setting, in compliance with policies CLP2, CLP15, CLP17 and CLP20 of the Chesterfield Borough Local Plan 2018-2035 and wider National Planning Policy Framework.

Heritage and Archaeology

46. a) No development shall take place within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of conditions 5 and 10 above), until a Written Scheme of Investigation for archaeological work for that phase has been submitted to and approved by the Local Planning Authority in writing, and until the fieldwork elements of the scheme for that phase are complete to the written satisfaction of the Local Planning Authority. The Written Scheme of Investigation for each phase will comprise a detailed statement of methodology in line with Land at Mastin Moor, Derbyshire. Overarching Written Scheme of

Investigation for Archaeological Programme (Wessex Archaeology Document Ref: 104084.01, August 2019), and will include on a phased basis

- (1) An assessment of significance and research questions;
- (2) The programme and methodology for archaeological evaluation, to take place before the consideration of reserved matters with details of layout for that phase;
- (3) The programme and methodology for further archaeological work following evaluation, comprising preservation in situ or mitigation excavation as appropriate;
- (4) The programme of post-investigation assessment;
- (5) Provision to be made for analysis of the site investigation and recording;
- (6) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- (7) Provision to be made for archive deposition of the analysis and records of the site investigation; and
- (8) Nomination of a competent person or person/organisation to undertake the works set out within the Written Scheme of Investigation.

b) No development in any phase shall take place other than in accordance with the archaeological Written Scheme of Investigation approved for that phase under this condition part (a) and in accordance with Land at Mastin Moor, Derbyshire. Overarching Written Scheme of Investigation for Archaeological Programme (Wessex Archaeology Document Ref: 104084.01, August 2019).

c) No phase of the development shall be occupied until the site investigation and post investigation assessment for that phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved for that phase under this condition part (a), and in accordance with Land at Mastin Moor, Derbyshire Overarching Written Scheme of Investigation for Archaeological Programme (Wessex Archaeology Document Ref: 104084.01, August 2019), and until the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason - To ensure that any archaeological interest is appropriately assessed and documented prior to any other works commencing which may affect the interest in accordance with Policy CLP21 of the Chesterfield Borough Local Plan 2018-2035 and the wider National Planning Policy Framework.

Other Conditions

47. Prior to development commencing within any phase (or subphase as may be agreed in writing by the Local Planning Authority under the terms of conditions 5 and 10 above), an Employment and Training Scheme shall be submitted to and be approved in writing by the Local Planning Authority. The Scheme shall include a strategy to promote local supply chain, employment and training opportunities throughout the construction of the development and the scheme development shall be carried out in accordance with the scheme so approved.

Reason - In order to support the regeneration and prosperity of the Borough, in accordance with the provisions of Policy CLP6 of the Chesterfield Borough Local Plan 2018-2035.

48. For each new dwelling that is provided with dedicated parking provision a residential charging point shall be provided with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32-amp cable to an appropriate RCD. The socket shall be located where it can later be changed to a 32amp EVCP. Alternative provision to this specification must be approved in writing, by the Local Planning Authority. The electric vehicle charging points shall be provided in accordance with the stated criteria prior to first occupation and shall be retained and maintained as useable for the life of the approved development.

Reason - In the interests of reducing emissions in line with Policies CLP22 and CLP14 of the Chesterfield Borough Local Plan 2018-2035.

49. Construction work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

Reason – In the interests of residential amenity and to accord with Policy CLP20 of the Chesterfield Borough Local Plan 2018-2035 and paragraph 127(f) and 170(e) of the National Planning Policy Framework.

50. Before construction works commence or ordering of external materials takes place within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.

Reason - In the interests of visual amenity, local character and good design and to accord with Policy CLP20 of the Chesterfield Borough Local Plan.

51. Prior to the commencement of the development within any phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), details of the existing and proposed land levels and the proposed floor levels of the dwellings hereby approved shall be submitted to the Local Planning Authority for consideration. The details submitted shall include sufficient cross sections to fully assess the relationship between the proposed levels and immediately adjacent land/dwellings. The dwelling shall be constructed at the levels approved under this condition unless otherwise agreed, in writing, by the Local Planning Authority.

Reason -. In the interests of residential and visual amenity, local character and good design and to accord with Policy CLP20 of the Chesterfield Borough Local Plan.

52. The submission of reserved matters applications shall be made in accordance with the recommendations in section 7.2 of the Noise and Vibration Assessment by Waterman Infrastructure & Environment Ltd dated June 2017 and each phase (or sub-phase as may be agreed in writing by the Local Planning Authority under the terms of condition 5 and 10 above), shall be accompanied by a statement or report of compliance for approval by the Local Planning Authority.

The agreed details shall thereafter be implemented and maintained in a manner as approved in perpetuity.

Reason – In the interest of amenity and to ensure that appropriate mitigation measures are designed into the site layout and the new development / dwellings to protect existing neighbours and new occupiers in accordance with Policy CLP14 of the Chesterfield Borough Local Plan 2018-2035 and the wider National Planning Policy Framework.



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