Planning Enquiries | Contact Details
For more information on this informal planning guidance, or to arrange pre-application discussions, please contact:

Paul Staniforth | Development Management and Conservation Manager
Planning Services, Town Hall, Rose Hill, Chesterfield, S40 1LP

t. 01246 345781
e. paul.staniforth@chesterfield.gov.uk

Property Enquiries | Contact Details
For property related enquiries please contact:

Linda Martin | Disposals Surveyor
Kier Services, Town Hall, Rose Hill, Chesterfield, S40 1LP

t. 01246 345445
e. linda.martin@chesterfield.gov.uk

This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright and/or database right 2014. All rights reserved. Licence number 100018505
## CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>INTRODUCTION</td>
<td>4</td>
</tr>
<tr>
<td>2.0</td>
<td>THE SITE</td>
<td>5</td>
</tr>
<tr>
<td>3.0</td>
<td>PLANNING AND LAND USE POLICY</td>
<td>14</td>
</tr>
<tr>
<td>4.0</td>
<td>CONTEXT ANALYSIS</td>
<td>16</td>
</tr>
<tr>
<td>5.0</td>
<td>SITE DEVELOPMENT CONCEPT</td>
<td>24</td>
</tr>
<tr>
<td>6.0</td>
<td>IMPLEMENTATION</td>
<td>30</td>
</tr>
</tbody>
</table>

APPENDIX 1

Minimum Development Control Standards for Flood Risk | 33
Purpose of Guidance
1.1 The purpose of this informal planning guidance is to:

a. Identify and clarify the planning policy that applies to the site and advise on the land uses that are considered appropriate;

b. Provide urban design guidance for future redevelopment of the site;

c. Set out the requirements for a future planning application on the site;

d. Act as a planning consideration in determining future planning application(s) on the site; and

e. Improve certainty for the landowner and potential developers in relation to the future redevelopment of the site.

Status of Guidance
1.2 Chesterfield Borough Council will use this planning brief as a piece of non-statutory planning guidance. Although it does not form a part of the Council’s formal framework of planning policy, it does represent the Council’s stated planning policy position for this site. The approved planning brief will be a material consideration in guiding and informing any development management decisions made on applications relating to the site.
2.1 The site is located within the inner suburbs of Chesterfield to the west of the Town Centre, as well as being within easy reach of Junctions 29, 29a and 30 of the M1, approximately 6 miles to the east.
Site in Context

2.2 The site, shown edged red (opposite) has a total area of 0.61 ha. It is comprised of a large surface car park and two buildings referred to as 6 Ashgate Road. It is situated within a well established residential area with allotment gardens to the south and west.

2.3 Immediately to the east are several recent developments, including the offices of Shorts Accountants who have invested in extending and improving their premises in recent years to provide modern up to date office space. Beyond Shorts is the recently developed Ashgate Medical Practice which serves the local area. Two local day care nurseries are also available within a short walk of the site.

2.4 The northern boundary is defined by an established line of trees above a grassy embankment sloping south from Ashgate Road onto open land, which forms the car park. This slopes down to the southern boundary.

2.5 The existing car park entrance is on the northwest corner off Ashgate Road. This entrance also provides access to the adjacent allotments to the west and south of the site.

2.6 Access to No. 6 Ashgate Road is at street level directly off Ashgate Road, with two access points either side of the main building.

2.7 No. 6 Asgate Road is an attractive two/three storey detached brick property under a slate roof. Decorative stonework, attractive fenestration and Dutch gables contribute to the buildings architectural interest.

2.8 Due to the sloping nature of the site, the building is two-storeys in height at street level and three-storeys at the rear.

2.9 To the rear and south of 6 Ashgate Road is a large detached, single storey brick building, which is believed to be the garage associated with the former Territorial Army use of the site. It has also been used as a bakery and for storage. The space between the two buildings is used for parking.

2.10 At the time of writing, the land and buildings associated with the site are owned by CBC. The Council consider 6 Ashgate Road to offer a good site frontage and be a building of local historic and architectural value. It has been used as office space, premises for the Womens Royal Voluntary Service (WRVS) and home to the African / Caribbean Community Association (ACCA).
Aerial photograph of the site in its immediate setting
2.11 The building has been nominated for consideration on the Council’s emerging Local List of Heritage Assets. This will be a locally developed list of non-designated heritage assets considered to represent good examples of Chesterfield's historic built environment. As such, the Council would welcome proposals for 6 Ashgate Road to be retained and reused as a part of a wider development scheme.

2.12 The detached ancillary building to the rear may however be considered for clearance as this offers limited historical value and has little intrinsic architectural value.

2.13 Floor plans (opposite) have been obtained from Chesterfield Museum. Although these are not derived from a recent survey, they do provide an indication of the internal layout. No. 6 has a floor area as follows:

- Basement: 90m² (excluding small rooms)
- Ground Floor: 150m²
- First Floor: 150m²

(n/b all areas are approximate only)

2.14 The site is in close proximity to two of Chesterfield’s centres as outlined in the Local Plan: Core Strategy (2013). To the east is Chesterfield Town Centre (approx 800m) which acts as a major sub-regional hub for services, retail, employment and transport. Approximately 500m to the south of the site is Chatsworth Road District Centre, which is a vibrant retail and employment area and the main route to the Peak District National Park.
Photo Appraisal

2.15 The following photographs show the site and its surroundings. The photo reference map (below) indicates the approximate viewpoints from which each image was taken.
1. View looking west to 6 Ashgate Road and the trees along the site frontage

2. View east towards the site access and frontage onto Ashgate Road
3. View from grassed embankment looking south towards distant hills

4. View looking north from within the site. Number 6 Ashgate Road and the associated ancillary building on right of picture
5. View east from the car park entrance showing the trees on the northern boundary

6. View east towards 6 Ashgate Road and the ancillary building to the rear (N/B levels)

7. View showing the rear elevation of 6 Ashgate Road and the space between the buildings

8. Rear elevation of the ancillary building behind No. 6 Ashgate Road (N/B levels)
3.1 The planning framework for Chesterfield is set out in the National Planning Policy Framework (NPPF), Local Plan: Core Strategy (2013), saved policies from the Replacement Chesterfield Borough Local Plan (2006) and several Supplementary Planning Documents. All policy references are from Local Plan: Core Strategy (2013) unless otherwise indicated.

3.2 The site is allocated for residential development in policy HSN1 Sites for Residential Development which was saved from the Replacement Chesterfield Borough Local Plan. In line with policy HSN1 any residential development (including assisted living or retirement accommodation falling within use class C3) on the site would be appropriate. Assuming a site density of 40 dwellings per hectare, as set out in the Council’s Strategic Housing Land Availability Assessment, the site has the potential to deliver approximately 25 dwellings. However the planning policy framework does not set out specific housing densities and scheme at higher or lower densities will be considered on the basis of the relationship to the character of the area and site.

3.3 The site would be unlikely to be considered for retail development as the Council seeks to focus any retail use to Chesterfield’s centres under the sequential approach of policy CS16 Retail. The Council may consider an employment use for 6 Ashgate Road, such as conversion to offices, given that under policy CS13 Economic Growth some B1(a) use is permitted on the edge of the Town Centre. However this is only if the redevelopment of 6 Ashgate Road can be proved unviable for residential use. Employment use on the remaining area of the site would be discouraged.

3.4. Policy CS4 Infrastructure Delivery establishes a basis for the Council to seek and negotiate developer contributions where proposals are of a scale likely to have an impact on existing facilities and infrastructure through the use of S106 agreements or emerging CIL charges. All such agreements will be subject to the government’s guidance in the National Planning Policy Framework (paras 203 -205).

3.5. As residential redevelopment is recommended by the Council policy CS6 Sustainable Design and Construction holds relevance and its importance is stressed. Through policy CS6 in the Local Plan: Core Strategy the Council requires that up to 2016 any residential development should meet the minimum Code for Sustainable Homes Level 4 or BREEAM Residential ‘Very Good’ standard. Beyond 2016 this will increase for residential development to Level 5 or BREEAM ‘Excellent’ standard. Where development cannot demonstrate Code for Sustainable Homes or BREEAM compliance on-site the Council will consider evidence, appropriate to the scale and nature of development proposed, of the overall extent to which sustainability has informed the design of the proposals. This is taking into account factors such as the impact on viability, site specific constraints or the need to meet other planning requirements.

3.6. Also of relevance is Policy CS7 Managing the Water Cycle. The site is currently in Flood Zone 1 so is considered to be in a low risk flood area however policy CS7 identifies that Sustainable Drainage Systems (or SuDS) should be used to manage surface water run-off and minimise local flood risk.

3.7 The site has the potential for contamination due to its proximity to historical sources of pollution. The stability of the land should also be
established. Policy CS8 Environmental Quality requires that if land is suspected of being contaminated or unstable, development will only be permitted where the land is capable of remediation and fit for the proposed use. This should be demonstrated through appropriate site investigations, remediation strategies and their implementation.

3.8. Given the Council’s recommendation for residential use of the site policy CS11 Range of Housing is engaged. Under this policy the Council negotiates a proportion of the development for affordable housing. As the site is in the Brockwell Ward up to 20% affordable housing on site would be negotiated, subject to viability assessments, against the gross number of any proposed dwellings.

3.9. Due to the unique proximity of the site to Chesterfield Town Centre and Chatsworth Road District Centre the Council would look for evidence of how any development would promote sustainable transport options under policy CS20 Influencing the Demand for Travel. In particular how any development would prioritise and enhance pedestrian, cycle and public transport links to Chesterfield’s centres.

3.10 Policy CS18 Design, requires that proposals should respond to and integrate with the character of the site and its surroundings and respect its local distinctiveness.

3.11 Ensuring an attractive interface with the surroundings, provision of safe access points and achieving an acceptable impact on neighbour amenity are also important considerations.

3.12 Policy CS19 Historic Environment protects heritage assets including non-designated heritage assets. Development must preserve or enhance them wherever possible. Policy CS19 has a presumption in favour of retaining heritage assets on the local list. This will be an important consideration in respect of No. 6 Ashgate Road.

3.13 In addition, two adopted Supplementary Planning Documents (SPDs) are relevant to this site. Designing Out Crime (2007) and Successful Places (2013) set out the objectives for achieving safe proposals and good quality residential design respectively. Successful Places outlines the design process and advises that new development should be designed on the basis of understanding the site, its context and enhancing the local distinctiveness of the area. Any proposals should satisfy the guidance set out within these SPDs, which can be downloaded from the Council’s website:

www.chesterfield.gov.uk/Supp-Planning-Documents-532.html
Historic background

4.1 The historic OS maps (right) show the site undeveloped in 1878. The Drill Hall building was built in 1897 for Queen Victoria’s Diamond Jubilee and used initially by the Sherwood Foresters Regiment. By 1914 a further building (No. 6 Ashgate Road) is shown immediately to the east and was designed in a similar architectural style to the original Drill Hall.

4.2 It was from this location that the first draft of soldiers enlisted in 1914. Since then the hall was used by the Territorial Army and served various community uses, including as a venue for wrestling and hosting election counts. The building was commonly known as the Goldwell Rooms. A large garage building was added to the rear of No. 6 Ashgate Road and is believed to date from the period between 1955 and 1964.

4.3 In 1991 the Drill Hall building was demolished, although the stonework and brick façade of the main entrance (pictured right) was salvaged and has been held in storage (care of Chesterfield Museum) with the view to securing its reinstatement as part of a future development.
Chesterfield OS Map 1898 shows the Victoria Drill Hall on the site (built 1897)

A poster advertising wrestling at the 'Ashgate Drill Hall' (c 1950s). Chesterfield Museum Collection
Archaeology
4.4 The site is outside the historic town centre and levels have undergone some remodelling following the demolition of the Drill Hall and formation of an embankment. Analysis of historic maps indicates that the site and the surrounding area was relatively undeveloped until the late 19th Century.

Given the previous ground disturbance and the absence of development on site and in the wider area until the late 19th Century, the potential for intact below-ground archaeology is considered to be low. Only the remains of the former Drill Hall are likely to be present and these would be of minimal archaeological significance. As such, an archaeological assessment to support a planning application would not be required.

Contamination and land stability
4.5 Chesterfield Borough Council commissioned a Desk Study to assess the history, environmental status and anticipated ground and groundwater conditions at the site. No intrusive investigations have been carried out as part of this study.

4.6 The historical maps do not show any evidence of industrial activity to indicate the land may have been contaminated directly. However, the site may have been impacted by historic land uses nearby or by its previous and current uses.

4.7 No assessment of slope stability has been undertaken at this stage. As such the requirement for retaining structures cannot be discounted.

4.8 The report provides a preliminary assessment in terms of gas, foundations and contamination. It recommends that:

1. Intrusive bore holes would be required to prove the presence of any underground mine workings;
2. Gas and ground water monitoring should be undertaken; and
3. That samples of near surface soils and any shallow groundwater encountered should be tested for a suite of contaminants (listed separately).
4. All aspects of the report would require confirmation following any intrusive investigation works.

4.9 Any planning application to develop the site would need to be accompanied by a desk study and the findings of an intrusive site investigation.

4.10 In addition, the disposal of any asbestos materials must be in accordance with industry good practice and any demolition would require Building Control approval. Potential purchasers are advised to contact the Environmental Health Department for further advice.

Tel. 01246 345767
Email: pollution@chesterfield.gov.uk

Site Appraisal: Urban Design Analysis
4.11 The urban design analysis identifies those significant features or characteristics within and immediately surrounding the site that will influence the approach to the design of any development proposals. The Site Appraisal Plan (opposite) provides a diagrammatic analysis of the site. This is expanded upon below.

Site Appraisal Key
- Site boundary
- Building of townscape merit
- Building of no historic or architectural value
- Existing buildings outside the site
- Position of former Drill Hall building (approximate)
- Vista - distant views out from site
- Views towards site from surrounding area
- Vegetated boundary
- Embankment
- Descending gradient
- Existing vehicular access points
- Pinch point - access narrows alongside building
- Existing CCTV column
Site Appraisal Plan

This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty’s Stationery Office. © Crown Copyright and/or database right 2014. All rights reserved. Licence number 100018505
Site Access
4.12 There are three existing points of access into this site. The car park entrance is located in the north-west corner. This has good visibility in both directions.

4.13 No. 6 Ashgate Road has two points of access situated on either side of the building. The east entrance is narrow and has restricted visibility, particularly in an easterly direction. The west entrance is also narrow but has some scope to be improved and visibility enhanced. However, it is located opposite the junction with Fairfield Road. As such, there is some conflict with turning traffic. Derbyshire County Council Highways advise that these constraints would require modification of the western access and a level of vehicular activity similar or less than the extant uses.

4.14 In order to support housing development on the site it will be desirable to close the east entrance to vehicles and improve the west entrance for vehicular traffic.

Ridgeline
4.15 Ashgate Road forms part of an area of rising ground and a ridge line that runs from west to east, along Saltergate, extending into the town centre. A number of notable buildings along this ridge form prominent landmarks in the town’s skyline, including the Town Hall and famous crooked spire of St Mary’s and All Saints Church.

Views
4.16 The site is visible in a number local views both along Ashgate Road from the east and west, but also when on approaching from Brockwell Lane and Fairfield Road, the junctions for which emerge directly opposite the site.

4.17 More distant views are possible into the site from the south, due to its open southerly aspect and elevated position on the ridge. As such, it occupies an important location within this part of Chesterfield in terms of its potential wider townscape impact. Conversely, these factors also afford attractive far reaching views out from the site towards the distant hills beyond. The south facing aspect also provides a bright sunny and attractive outlook.

Levels
4.18 The site forms part of a south facing hill slope and from its high point against Ashgate Road the land slopes considerably from north to south, but with a more gentle gradient from east to west.
A distant view towards the site from Boythorpe Road shows its elevated position and the importance of the site to the skyline of the area.

Views out from the site over south Chesterfield towards the hills of north Derbyshire.
Frontages

4.19 The streetscene along Ashgate Road and adjacent streets is generally well defined by the established built form with buildings and boundaries providing a strong degree of enclosure of the street.

4.20 The former Drill Hall also occupied a position close to the pavement and provided a continuation of the built edge along Ashgate Road.

4.21 Following the demolition of the Drill Hall trees were planted along the north edge of the site. Beyond No. 6 Ashgate Road this sense of enclosure becomes more open and softens where the street becomes broader and where the trees line the top of the car park embankment. However, the trees themselves also create a strong edge to the site against the road frontage (see Tree Group text).

No. 6 Ashgate Road and ancillary building

4.22 No. 6 Ashgate Road is a building of local architectural and historic interest and is classed an undesignated heritage asset. It occupies an important position in the street scene and local townscape, closing the view when approaching the site from Fairfield Road.

4.23 The ancillary building to the rear of No. 6 is a more recent structure (Mid-Twentieth Century) and is not considered to be of historic or architectural merit.

Tree Group on Ashgate Road frontage

4.24 Along the northern site boundary is a group of established trees which define the edge of the street and contribute to the amenity of the streetscene. A previous planning permission for this site (now lapsed) involved the removal of these trees in lieu of a built frontage, although these trees are now an established part of the streetscene. Options that explore the retention of the best specimens would be considered.

Ecology

4.25 The site contains a limited range of habitat types, with the majority of the site area consisting of hardstanding, with little intrinsic ecological value if no protected species are present. Nevertheless, established trees and buildings may provide suitable habitat for foraging for protected species. Derbyshire Wildlife Trust (DWT) have been consulted and advise that the main ecological issues to be considered by any future development proposal would be in respect of the potential presence of bat roosts in the buildings and impacts upon badgers. As a minimum requirement, any planning applications to redevelop the site should be accompanied by a preliminary bat roost assessment and a badger survey of the site, including land within 30m of the site boundaries.
Neighbour Amenity

4.30 The site is relatively unconstrained in respect of neighbouring properties with much of the land around the site remaining open and undeveloped. However, a number of residential properties are located on Ashgate Road and face towards the northern site boundary.

4.31 This represents a sensitive edge to the site and the amenity of the nearby residents should be protected and maintained in terms of privacy, light and scale.

Allotment Access

4.33 Access to the neighbouring allotments is via the existing car park entrance and comprises a short spur leading to a five bar gate. The existing allotments access may need to be reconfigured to ensure a safe access is achieved and the right of access maintained.

Utilities

4.26 An underground power cable passes along the eastern edge of the site parallel to the site boundary. There are no clean or foul sewers within the site.

Flood Risk and Drainage

4.27 The site is located within Flood Zone 1 so is considered to be at low risk of flooding. Any development proposal will be required to meet the ‘Minimum Development Control Standards for Flood Risk (see Appendix 1)’ and an Indicative Drainage Strategy will be required.

4.28 The use of Sustainable Urban Drainage Systems (SuDS) should be investigated prior to alternative methods, such as connection to the mains surface water sewer. Given the steep topography of the site and an absence of existing surface water and foul sewers, clean and foul drainage is likely to be required to be pumped to the nearest suitable mains drains. It is also likely that two pumping stations would be required to separate the clean and foul surface water flows. Sufficient land should be retained to allow for this.

4.29 Interested parties are advised to contact Yorkshire Water directly about the potential to connect to sewers, or specific requirements regarding pumping facilities. Contact:

Tel. 0845 120 8482
Email: technical.sewerage@yorkshirewater.co.uk

Previous Planning Permission

4.34 Planning permission has previously been granted for the construction of 13 dwellings on the car park part of the site. The approved scheme was designed as a terrace facing Ashgate Road and occupied the northern half of the car park. Under this permission, the southern half of the site was retained for public parking.

4.35 Although this permission has now lapsed, details of the scheme can be viewed on the Council’s website using the application reference number CHE/08/00553/FUL.
Site Appraisal: Development Concept
5.1 This part of the guidance builds on the analysis of the site and identifies both constraints and assets that should be used to inform a design response that is sensitive and appropriate to its surroundings. An indicative ‘concept’ drawing indicates a potential approach as to how the site could be developed, taking account of the site constraints. Key considerations are expanded upon below.

Retain and Convert Existing Building
5.2 No. 6 Ashgate Road shall be retained and converted to an alternative use, ensuring it remains a part of the town’s heritage and continues to make a positive contribution to the streetscene.

5.3 The ancillary garage/store to the rear could be demolished and the associated land redeveloped to ensure a comprehensive scheme that addresses the whole site.

Access Points
5.4 Access and parking should adhere to the 6Cs Design Guide\(^1\) which deals with highways and transport infrastructure for any new development. The existing car park entrance should remain as the principal point of access although this may require improvement.

5.5 The west entrance into No 6. Ashgate Road should be improved in accordance with advice from DCC Highways to ensure adequate width and exit visibility are available, which should be able to be achieved given the extent of the site frontage to the west (subject to tree removal). It would be beneficial if it can be demonstrated that the perceived level of vehicular activity from any development will be similar or less than that generated by the site under its extant uses.

\(^{1}\) Link to the 6Cs Design Guide: [http://www.leics.gov.uk/htd](http://www.leics.gov.uk/htd)
Indicative Site Concept Diagram

This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty’s Stationery Office. © Crown Copyright and/or database right 2014. All rights reserved. Licence number 100018505
5.6 Provision of manoeuvring for servicing and delivery vehicles within the site, clear of any off-street parking should also be included in the design of any future proposals.

5.7 The current eastern entrance into No. 6 Ashgate Road should be closed to vehicular traffic, but remain as a pedestrian access into this part of the site.

5.8 The introduction of direct vehicular accesses or drives along the Ashgate Road frontage should be avoided.

5.9 A further pedestrian access point is recommended along the site frontage. This is shown indicatively on the drawing but is positioned to coincide with the original entrance into the Victoria Drill Hall (see Reinstatement of Historic Entrance).

5.10 In order to provide access for service vehicles and allow for bin collections the main entrance and internal layout shall be designed to allow for access and turning for a large (11.5m) refuse collection vehicle (RCV). The suitability of any turning area would need to be demonstrated by means of swept path analysis in support of a planning application.

5.11 Access and turning areas shall be designed and constructed to an adoptable standard and provide sufficient public benefit for Derbyshire County Council to consider it for adoption as public highway.

5.12 Any properties accessed from private drives require the provision of a bin presentation point to be provided at the edge of the adopted highway. This provides a location for placing wheelie bins on collection days and allow for bin emptying by Waste Services.

5.13 Any properties in exceeding the recommended maximum bin-carry distance of 25m from the public highway should be provided with a turning facility for use by small service delivery vehicles e.g. supermarket delivery style vans. Adequate off-street parking should be provided to be clear of any turning and manoeuvring space.

**Trees on Ashgate Road Frontage**

5.14 Established trees along the northern boundary form an attractive tree group with significant amenity value.

5.15 The Victoria Drill Hall originally occupied much of the site frontage and the previous planning permission for the site allowed for the removal of the trees to provide a strong built edge of housing against Ashgate Road.

5.16 A strong built frontage is encouraged, although it is recognised that these trees are now an established part of the streetscene. As such, consideration would also be given to proposals that seek to retain and incorporate the trees into a development proposal. This would require configuring the layout to accommodate the trees, possibly by setting back the building line.

5.17 Any retained trees shall be protected during construction in line with good industry practice. A tree survey would be required to accurately identify their position, species and the extent of their canopies and determine appropriate tree protection zones.
**Reinstatement of Historic Entrance**

5.18 The original Victoria Drill Hall entrance was salvaged and stored following the demolition of the building.

5.19 This should be reinstated as part of any redevelopment and could be incorporated as part of a building or form a pedestrian entrance into the site (as is suggested on the concept diagram). The reinstatement of the entrance would be accepted as the schemes contribution of the towards the Percent for Art requirement. It is expected that this would form part of any scheme unless it can be demonstrated that this would prove unviable.

**Create Strong Built Frontages**

5.21 Strong active frontages should be located along the Ashgate Road site frontage (subject to potential tree retention). The building line should not intrude forward of No. 6 Ashgate Road. In addition, the creation of any new streets within the site should provide strong, positive street frontages that are addressed by entrances and windows.

**Dual Aspect Buildings**

5.20 Any development should seek to ensure that new dwellings address the site entrance and that prominent corners are designed with dual aspect frontages so that elevations relate to and overlook both streets wherever possible.

---

*Salvaged entrance stonework of the former Drill Hall held in storage (Chesterfield Museum Collection)*

*Decorative Drill Hall entrance before being dismantled (Chesterfield Museum Collection)*

*Precedent Image: Example of a dual aspect building designed to address two frontages (CABE: The National Archive Website)*

*Precedent Image: Example of a new development creating a well defined and active frontage (CABE: The National Archive Website)*
Levels and Roofscape

5.22 The sloping nature of the site and the elevated ridge line along the Ashgate Road frontage provide both a constraint and a potential opportunity.

5.23 Buildings should be designed to work with the topography, stepping down the hill slope to manage the changes in level. They could be designed with a split level format (similar to No. 6 Ashgate Road) whereby the rear elevation contains an additional storey below street level.

5.24 In conjunction with a design approach to manage the site levels, proposals should seek to create a built form that provides a roofscape with visual interest, breaks up the buildings massing and makes a positive contribution to the skyline of this part of Chesterfield.

Focal Space

5.25 To support the character and legibility of the development the provision of a focal space within the scheme is encouraged. This should designed in conjunction with the adjacent built form and any through routes to create a point of interest within the scheme.

Parking Provision

5.26 On-site parking should seek to adhere to the 6Cs Design Guide. Whilst the level of parking provision should reflect the particular circumstances of the scheme put forward, it will be assessed in the light of the following benchmark standards in Appendix G of the Local Plan: Core Strategy:

- 1 bed dwelling - 1 ½ spaces per unit
- 2 & 3 bed dwelling - 2 spaces per unit
- 4 and over bed dwelling - 3 spaces per unit
- Elderly persons units - 1 ½ spaces per unit

5.27 The proximity of the site to the town centre and access to public transport is such that these standards may be interpreted with some flexibility according to the nature, scale and density of development proposed. Any proposals will need to demonstrate an appropriate balance between the design of the scheme and the provision of sufficient parking to service the development.

Neighbour Amenity

5.28 The amenity of neighbouring properties opposite the site should be a consideration for any proposals in respect of height, scale, privacy and light. All schemes should ensure that a good standard of amenity is maintained.
Access to Allotments
5.29 The existing right of access to the allotments must remain. The existing entrance may be required to be reconfigured to ensure that a safe access can be achieved that does not conflict with the main entrance and any traffic entering or leaving the site.

Adjacent Vegetation
5.30 The existing trees on neighbouring land along the southern boundary with the allotments should be retained and protected during construction. New planting may be provided within the site to reinforce this existing vegetated edge.

SUMMARY: Key aspects of the site concept

a. Retain & Convert No. 6 Ashgate Road - Retain and convert existing building to new alternative uses that are compatible with the site and its surroundings. Residential use would be the preferred use.

b. Access and Turning - The existing car park entrance should remain as the principal access into the site. Improvements to the entrances serving No. 6 Ashgate Road will be required. Provide an adoptable turning head capable of turning a refuse collection vehicle and provide a bin collection point.

c. Reinstate Historic Entrance - The original Drill Hall entrance should be reinstated and incorporated as part of any redevelopment.

d. Dual Aspect Frontages - Address the site entrance and any prominent corners with dual aspect frontages.

e. Create Strong Built Frontages - Address Ashgate Road with a positive built frontage and within the site where new streets or spaces are created.

f. Trees on Ashgate Road Frontage - Consideration would be given to proposals that seek to retain the existing trees along Ashgate Road (in lieu of a built frontage) subject to achieving a well designed scheme.

g. Levels and Roofscape – Designs should work with the site topography, stepping down the hill slope to manage the changes in level. The built form and roofscape should create a visually interesting skyline and break up building massing.

h. Focal Space – Introduce a focal space within the design of the layout to support the character and legibility of the development, creating a point of interest within the scheme.

i. Parking Provision - Sufficient parking provision should be provided to cater for the development and meet the Council’s parking standards.

j. Neighbour Amenity – Maintain the amenity of nearby neighbouring residential properties.

k. Allotment Access - Maintain the right of access to the allotments and reconfigure the entrance arrangements into the allotments if required.

l. Adjacent Trees and Vegetation – Trees and planting adjacent to the southern allotment boundary should be maintained and protected during construction and could be strengthened through the provision of additional planting along this boundary.
6.0 IMPLEMENTATION

Pre-Application

6.1 Developers are encouraged to contact the Local Planning Authority in advance of submitting any planning application to discuss their proposals. The Borough Council works with internal departments and external stakeholders to when engaged with pre-application discussions and sees them as an opportunity to identify any potential planning issues early on and minimise the need for conditions and further monitoring. No charge is made for pre-application discussions and a named point of contact will be nominated to deal with any queries.

6.2 Developers are also encouraged to involve the local community (and neighbours) in preparing development proposals to identify and, where possible, mitigate any concerns before submitting an application. Particular attention in relation to this site should be given to local allotment owners in order to seek their views on any development.

6.3 Development proposals for the site could be brought forward through a full or outline planning application.

6.4 Given the limited options for vehicle access to the site and its relationship to adjacent listed building, any outline planning applications for the site should, as a minimum, include details of means of access (both vehicle and pedestrian), an illustrative layout and an indication of the height and massing of any buildings.

Design and Access Statement

6.5 All applications will be expected to include a Design and Access Statement (DAS) showing clearly how the approach to the site has taken account of and responded to the context and issues set out in this planning brief in sections 4 and 5. The Supplementary Planning Document - Successful Places, 2013 (www.chesterfield.gov.uk/residential-design-SPD-849.html) includes useful guidance to assist on residential design matters. Guidance contained in the English Heritage publication, Building in Context, (www.building-in-context.org/) also provides a useful resource on how to design for sites within a sensitive setting.

6.6 The DAS should be illustrated with appropriate plans and images. If applying for outline planning permission, the Design and Access Statement should set out the key design principles that will be used to inform the design of reserved matters applications. Guidance on the production of these statements published by the government and CABE is available to assist in the preparation of the DAS.

6.7 In addition, applicants are encouraged to use the Building for Life 12 Methodology when preparing their designs. Further information can be found on the Design Council website (www.designcouncil.org/knowledge-resources/guide/building-for-life-12).

Planning Application Requirements

6.8 Given the recommendation for residential re-development of the site the following information should be submitted with an application in full or at reserved matters stage to enable the Council to consider the application. The supporting information that will be required as a minimum to form a valid application is set out below:

a. Sustainability Statement, including Code for Sustainable Homes/BREEAM pre-assessment for full and reserved matters applications

b. Design and Access Statement

c. Transport Statement and Travel Plan
d. Surface Water Drainage Assessment

e. Unstable and Contaminated Land Survey

f. Coal mining risk assessment

g. Tree Survey

h. Ecological Survey (if required by Derbyshire Wildlife Trust - see section 4.45)

h. Draft Section 106 Heads of Terms (see section 6.9 below).

Conditions and Planning Obligations

6.9 Chesterfield Borough Council will use conditions where appropriate to ensure that development is carried out in accordance with the aims of this planning brief and to require the submission of details where necessary. The need for conditions on any planning permission granted can be minimised by submitting clear and complete plans and information with a planning application, for example on matters such as materials, landscaping and boundary treatments.

6.10 In line with policy CS4 Infrastructure Delivery of the Local Plan: Core Strategy and based on any residential redevelopment of the site the Council anticipate that the following planning obligations would be relevant:

- **Affordable Housing** - Where 15 or more residential units are proposed up to 20% of the units should be affordable. The priority demand for affordable housing in this area is for two bedroom rented units and the provision of an adapted unit meeting specialist local needs may be requested. The final amount and type of affordable housing will be negotiated based on an assessment of development viability and will be settled through a S.106 agreement. Any information provided on development viability will be treated in commercial confidence.

- **Education** – Where 10 or more residential units are proposed and likely to be occupied by people with children a financial contribution to additional education facilities will be considered. This is dependent on the forecasted capacity of the catchment area schools associated with the site.

6.11 Current forecasts for the catchment area schools associated with the site suggest that there is unlikely to be sufficient capacity in the local secondary school to accommodate additional demand generated by the site and as such contributions are likely to be required.

6.12 The level of any such contribution will be based on an assessment of the number of primary and secondary pupils that will be generated per household, and the multipliers published annually by the DfES. Derbyshire County Council’s Children’s and Younger Adult Service can provide further information on school’s capacity and costs.

*Please note, this will not longer apply upon adoption of a CIL Charging regime (see section 6.4 below).*

- **Public Open Space** - On a development of less than 50 dwellings there may be a requirement to contribute to improving off-site public open space rather than on-site provision. The Council has a ‘ready reckoner’ to calculate off-site contributions and based on a development of 25 dwellings (15 three bed and 10 two be) the contribution equate to around £38,200.

*Please note, this will not longer apply upon adoption of a CIL Charging regime (see section 6.4 below).*
• **Public Art** – The Council typically seeks up to 1% of the total cost of development to fund works of public art to be incorporated into a development scheme.

6.13 The Council owns a brick and stonework façade that provided an entrance to the Diamond Jubilee Drill Hall which, constructed in 1897, originally occupied the site. The original building was used as a drill hall for the local detachment of the Sherwood Foresters Regiment and has historical significance in Chesterfield. The Council may therefore look for the drill hall stonework (see Section 5.18-19), to be creatively incorporated in a development proposal under the Percent for Art policy.

• **Highways and Transportation** - The findings of the Transport statement for the site and consultation with Derbyshire County Council as Highway Authority may identify the need for off site road junction improvements and / or improvements to public and sustainable transport measures in the vicinity. If necessary these will be secured through a legal agreement. Furthermore, the legal agreement may cover a monitoring agreement to monitor the future traffic flows from the development to identify any potential future highways impacts when and if they arise. The agreement can then ensure necessary measures are put in place to overcome any impacts identified as a result of the monitoring of the site.

**Community Infrastructure Levy**

6.14 The Council is currently introducing a Community Infrastructure Levy (CIL) which at the time of writing has been approved by an independent examination but has not yet been adopted by the Council. It is likely that the Council will be in a position to adopt and start collecting a CIL levy from new development in Winter 2015.

6.15 The Council’s current proposals show that the Ashgate Road site is in the medium CIL zone which would levy a charge of £50 per sqm on residential development (calculated on internal gross floor space of the development). Developers are encouraged to contact the Council for further information about CIL and view the Council’s relevant webpages.

6.16 If CIL charges are in place, S106 contributions to public open space, education and off site highways works (not directly related to the development) would be effectively placed together under the levy.

6.17 For any further planning information relating to the site pleased contact Andrew Grayson, Assistant Planner, Strategic Planning and Key Sites:

   Tel. 01246 345954  
   Email: andrew.grayson@chesterfield.gov.uk

   CIL information:  
### MINIMUM DEVELOPMENT CONTROL STANDARDS FOR FLOOD RISK

**Basic Information to be submitted Page 1 - Flood Risk Assessment**

**Flood Risk Assessment** incorporating off-site impact (required for all sites):
Proportionate to the risk and appropriate to the scale, nature and location—taking account of flooding from any source.

- Applicant to determine whether the site is situated within a flood plain (in accordance with the Environment Agency’s 1 in 100 year flood plain maps); OR is at risk from surface water overland flooding; OR at risk from flooding from any source.

- **Flood Risk Assessments** are required for all sites if situated within the criteria listed in the point above.

- **Provide** an adequate drawing showing the proposed drainage layout and complying with the requirements below. Refer to page 2.

- **Demonstrate compliance** with the latest Building Regulations (i.e. check infiltration feasibility, soakaways etc).

- **Provide** a suitable means of disposal for surface water drainage systems.

- **Sustainable Urban Drainage (SUDs)** systems must be considered for all sites.

- **Design drainage systems** to at least Sewers for Adoption standards (Latest Edition). Refer to page 3.

- **Provide** information where necessary, showing the effect that the site may have on improving water quality and/or all ecological values (e.g. SUDs, discharges to land drainage systems etc).

- **Provide** adequate ‘Flood Route’ information which must show the route or direction of surface water overland flows. Overland flows must not flood properties or discharge onto neighbouring land which should be demonstrated, without a full flood risk assessment being carried out.

- **Provide** details on how the loss of existing flood storage will be compensated.

- Flows beyond 1 in 30 year but up to 1 in 100 year plus Climate Change, should be stored on site (e.g. in car parks, balancing ponds etc), unless the run off from site has no unreasonable adverse impact compared with the existing situation (National Planning Policy Framework)

- **No soakaways should be considered** where there is a history of ground water flooding or where flows could re-emerge to flood lower level property.

- Discharges from sites shall be classed as Green Field (i.e. land not previously built upon), OR Brown Field (i.e. land that had previously been built upon).
**Indicative Drainage Strategy** (required for all sites):

The use of sustainable drainage systems (SuDS) should be investigated prior to any alternative methods.

### On-site Standard:

Demonstrate compliance with Building Regulations H3
- i.e. check infiltration feasibility, give preference to sustainable methods

### Off-site Impact:

- No infiltration drainage where history of groundwater flooding or where flows could re-emerge to flood lower level property.

### Drainage Standards:

<table>
<thead>
<tr>
<th>Event</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 in 2 year</td>
<td>No surcharge (i.e. pipe full capacity)</td>
</tr>
<tr>
<td>1 in 30 year</td>
<td>No flooding (pipe may be surcharged but must not flood)</td>
</tr>
<tr>
<td>1 in 100 year</td>
<td>No property flooding</td>
</tr>
</tbody>
</table>

*Flooding may occur but in a controlled manner away from property. Flood water should be stored on site (e.g. in car parks, hollows, etc) unless run-off from site has no unreasonable adverse impacts compared with the existing situation (National Planning Policy Framework).*

### Allowable Discharges:

<table>
<thead>
<tr>
<th>Green Field</th>
<th>Brown Field</th>
</tr>
</thead>
<tbody>
<tr>
<td>(undeveloped land in a city or rural area)</td>
<td>(abandoned or underused industrial and commercial facilities available for reuse)</td>
</tr>
<tr>
<td>To watercourse or sewer</td>
<td></td>
</tr>
<tr>
<td>Existing connection to watercourse or sewer</td>
<td></td>
</tr>
</tbody>
</table>

- **Green field rates up to 1 in 100 years (+CC*)**
- **Runoff volume control as per SUDS manual C697, 4.5**
- **Additional downstream works may be required**
- **Reduction of run-off rates as much as reasonably practical with a minimum 20% reduction to existing peak flow rates up to 1 in 100 year storm (+CC*)**

(National Planning Policy Framework)

*Climate Change (CC) - Developers should assume an increase in rainfall depth and peak river flows Inline with the National Planning Policy Framework, Table 5, taking into account the development lifetime (e.g. 100 years for residential). Peak rainfall intensities should be increased by 20% for commercial properties and 30% for residential properties.*

- **Freeboard** - The distance between the floor levels in the proposed development and the fluvial flood level.

**FLows Control Orifices** - Generally must not be less than 75mm in diameter (SUDS manual C697, 4.5.4)

**Point of Connection (to a watercourse or sewer)** - Must be such that it will not create additional flooding due to increased flow rates or volumes

**Water Quality** - Car park pelot interception to be agreed with the Environmental Agency in accordance with P903

**Adoption/Maintenance of SUDS** - Clear out provisions for future maintenance of SUDS features to be considered. Major features (e.g. balancing tanks and ponds) to be maintained by a corporate body
### Surface Water Management - Calculation & Drawing Requirements

**Purpose:** To assist developers in demonstrating that they are complying with latest guidance on managing surface water run-off, the following calculations and drawings shall be submitted.

### 1. General Drainage Information

The developer should provide information demonstrating the calculated surface water run-off and how this is managed on site. The surface water run-off flows should be calculated either using the Wellingford Procedure Modified Rational Method or by utilising appropriate drainage modelling software.

For Chesterfield, the following global variable values are typical in the design of the surface water sewerage system.

- $M_{5,60} = 18.6$ mm
- $R_{atio, R} = 0.352$
- $C_v \text{ (Summer)} = 0.750$
- $C_v \text{ (Winter)} = 0.840$

Pipe roughness: As per Sewers for Adoption (Latest Edition) guideline values

The following key data must be provided:

- The total permeable area of the whole development
- The existing permeable area and the allowable peak discharge from the site. (Refer to guidance note)
- The total volume of attenuation storage which will be provided both above and below ground.

Provide a drawing showing a schematic of the drainage layout, with all pipes, manholes, ponds etc clearly numbered or referenced to the model output.

### On-site Standards:

1. No surcharge up to 1 in 2 year return period
   - Provide a summary sheet demonstrating compliance
2. No flooding up to 1 in 30 year return period

In case of general technical queries about these requirements (not individual applications)
Please contact Jason Peel or Zoe Phillips 01246 345 382.

### Off-site Standards:

4. Maximum discharge
   - Provide results of peak flow from the downstream pipe, which must be less than or equal to the allowable discharge
5. No additional Run-off from site up to 1 in 100 years + Climate Change
   - Provide results showing the peak water level in any pond, or tank (and hence volume)
   - Provide a drawing showing the size and location of all the attenuation storage provided
   - Where attenuation storage is located above ground, provide details of finished ground levels and demonstrate flood pathways to the storage areas.
No. 6 Ashgate Road and Ashgate Road Car Park, Chesterfield

Informal Planning Guidance

Planning Enquiries | Contact Details
For more information on this informal planning guidance, or to arrange pre-application discussions, please contact:

Paul Staniforth | Development Management & Conservation Manager
Planning Services, Town Hall, Rose Hill, Chesterfield, S40 1LP

t. 01246 345781
e. paul.staniforth@chesterfield.gov.uk

Property Enquiries | Contact Details
For property related enquiries please contact:

Linda Martin | Disposals Surveyor
Kier Services, Town Hall, Rose Hill, Chesterfield, S40 1LP

t. 01246 345445
e. linda.martin@chesterfield.gov.uk