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 345345
e. paul.staniforth@chesterfield.gov.uk

Property Enquiries | Contact Details
For property related enquiries or information concerning the improvements to the sports facilities access, please contact:

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

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

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 advice for its future redevelopment;

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;

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

Status of Guidance
1.2 This document provides informal non-statutory planning guidance to assist with shaping and informing future proposals for the redevelopment of this land. Although it will not form a part of the Council’s formal Local Plan, it will represent the Council’s informal planning advice for this site.

1.3 This informal guidance is offered without prejudice to the outcome of any planning application submitted, but will be a consideration in guiding and informing any development control decisions made on applications seeking planning permission for development on this site.
2.1 The site is located within Hasland area of Chesterfield on the south east side of the town. It is situated close to Chesterfield Town Centre as well as being within easy reach of Junction 29 of the M1, approximately 5 miles to the east.
Site in Relation to Hasland

2.2 The site is well located in respect of its close proximity to Chesterfield Town Centre, nearby leisure facilities and Alma Park, including a multiscreen cinema, restaurants and a gym. In addition, Hasland is well served by a local centre with a range of shops, access to Hasland Hall School and Eastwood Park, which recently underwent a £1.26m renovation. These facilities are a short walk from the site (approximately 10-20 minutes).

2.3 Hasland Road is also served by several bus routes (Routes 48, 54 and 96) which provide services to Chesterfield Town Centre, as well as Nottingham, Mansfield, Alfreton and Clay Cross.
Immediate Surroundings

2.4 The site area is 0.66ha and comprises derelict tennis courts and associated parking. The courts are now redundant, being partially overgrown with vegetation. To the south are sports pitches and a bowling green which remain in active use. To the NE Hasland Road is situated below the site. A stone retaining wall is located in front of an embankment which separates the site from the road.

2.5 To the SE lies Whitebank Close, from which a short spur road provides access. The spur is adopted highway, although it is has a narrow width and it also lacks of footways. From the end of the spur a narrow track affords access to the sports pitches. This runs along the SE side of the site, in parallel with the rear fences of the neighbouring residential properties along Whitebank Close.

2.6 To the west is Bank Close House which is in use as a care home and is a listed building. The Council has made a resolution to grant permission for 14 dwellings (CHE/16/00229/OUT) within the grounds of Bank Close House upon completion of a section 106 legal agreement to link the scheme to the extension of the care home. Listed building consent (CHE/16/00225/LBC) to extend the care home into its walled garden has also been approved.
Photo Appraisal

2.7 The following photographs show the site and its surroundings. The photo reference map (right) indicates the approximate viewpoints from which each image was taken.
1. View of Whitebank Close entrance from Hasland Road

2. View looking north along the access spur from Whitebank Close

3. View along the access spur towards the existing entrance into the site

4. View from Hasland Road showing the retaining wall and bank
5. View back along adopted spur from site entrance. Note existing entrance/access track (right) to sports facilities behind the site.

6. View from south east corner to upper tennis court. The entrance is located on the left and the sewer is understood to run parallel to the boundary fence (seen right).
7. View over lower tennis courts looking east

8. View over lower courts looking towards Bank Close House glimpsed through the trees

9. Internal view of upper tennis courts, now overgrown by self-set vegetation
3.0 PLANNING AND LAND USE POLICY

3.1 The National Planning Policy Framework (NPPF) 2012 provides the national policy context. Planning Policy for Chesterfield is set out in the Chesterfield Local Plan: Core Strategy (2013) and saved policies from the Replacement Chesterfield Borough Local Plan (2006) and in a range of Supplementary Planning Documents.

3.2 The Forward Planning team are currently preparing a new Local Plan that will replace the above documents. This will provide an update of the overall strategy for the borough and new site allocations looking ahead to 2036. A draft of the new Local Plan should be published for comment before the end of 2016. However, the relevant policies of the current development plan are identified below.

3.3 Policy CS1 sets out the Spatial Strategy for Chesterfield, which is based on locating new housing development where residents can walk or cycle to a range of facilities.

3.4 Policy CS2 identifies the Principles for Location of Development. Proposals will be assessed by the extent to which they meet the requirements of the policy. The site lies within the built up area of Chesterfield within a primarily residential area, with walking, cycling and public transport routes nearby. It is also within easy reach of Chesterfield town centre and Hasland’s local centre. The site is therefore regarded as a sustainable location for new housing development.

3.5 The site has the potential for contamination due to the changes in levels created to form the tennis courts and embankments, possibly with imported material. The stability of the land should also be established. Policy CS8 Environmental Quality requires that if land is suspected of being contaminated or unstable then development will only be permitted where the land is capable of remediation and fit for the proposed use, demonstrated through appropriate site investigations, remediation strategies and their subsequent implementation.

3.6 Under policy CS9 Green Infrastructure and Biodiversity of the Local Plan, development that would lead to the loss of sports facilities (including former sports facilities) will only be granted where:

   i. They are identified as surplus to demand; or

   ii. The development would result in alternative or improved provision;

   iii. And where the site is not needed for other open space, play provision or sports facilities.

3.7 Chesterfield Borough Council’s adopted Playing Pitch and Outdoor Sports Strategy, has assessed the adequacy of sports facilities across the Borough and sets out the priorities for the delivery of outdoor sports facilities and playing pitches up to 2026. The strategy identifies a number of key sites to be protected for the future, but for other sites that have fallen into disrepair, such as this one, concludes that:

   “Courts on other public sites that have fallen into disrepair should not be reinstated. Any capital receipt should be reinvested into improving the sporting infrastructure in the borough”. (The Chesterfield Outdoor Sports and Playing Pitch Strategy Sept 2014, p.44).

3.8 The site is not in an area that has been identified by Leisure Services as deficient in other forms of open space provision, including Community Parks and Play Areas.
3.9 The tests set out in policy CS9 can therefore be met and the site is appropriate for redevelopment for other uses.

3.10 Policy CS18 Design, comments that proposals should respect the character and form of the site by virtue of its appearance and architectural style and have an acceptable impact on neighbour amenity.

3.11 Policy CS19 Historic Environment protects heritage assets and new development must preserve or enhance the historic environment wherever possible, including the settings of listed buildings. This will be an important consideration with regard to the setting of the neighbouring Bank Close House, which is a Grade II* listed building.

3.12 The Council’s adopted Supplementary Planning Document (SPD) Successful Places (2013) sets out the objectives for residential design and that new development should be designed on the basis of understanding the site, its context and enhancing the local distinctiveness of the area. In addition, the Designing Out Crime SPD (2007) contains guidance on how to design to reduce crime and the fear of crime. Any proposals should satisfy the guidance set out within these SPD’s, which can be downloaded from the Council’s website:

https://www.chesterfield.gov.uk/planning-and-building-control/local-plan-and-strategic-plan-

Preferred Uses

3.13 Given the requirements of the planning policies and the residential character of the surrounding area, the most appropriate use is likely to be for residential development. Retail and commercial uses would be unlikely to be appropriate in this context, being in an out of centre location with only limited access.

3.14 The site has been identified in the Council’s Strategic Housing Land Availability Assessment (SHLAA) as suitable but with policy constraints. It was also identified as a potential housing site during consultation on issues and options for the Local Plan Sites and Boundaries document (site SBRES06).

3.15 An objection to the site received was from Sport England due to the potential loss of sports provision. This SHLAA policy constraint has now been resolved through preparation of the Chesterfield Outdoor Sports and Playing Pitch Strategy June 2014 (see above) which now identifies a strategy of investing in existing facilities and utilising any receipt from the sale of redundant facilities towards improving sports provision on other sites.
Historic background
4.1 A review of historic maps reveal that the land now occupied by the tennis courts was formerly agricultural land that does not appear to have a historic or functional relationship with Bank Close House, which is now a Grade II* listed building. The Hasland Tithe Map (1849) and the first Ordnance Survey (OS) series map, surveyed in 1876 (neither map shown) both indicate the land to be a field.

4.2 The 1898 OS map (see right) shows the site in an area known as ‘Whitehouses’ and that it remained undeveloped at that time. Whitebank Farm house is seen south of the site but has since been demolished.

4.3 The subsequent 1914 OS map (far right) shows areas around the site seeing increasing levels of development with new housing appearing to the east of Hasland Road and west of the railway line along Derby Road. However, the site and its immediate surroundings remained as open land. The later 1955 OS Map (not shown) shows sports field being developed at that time.

Archaeology
4.4 Although located close to the historic Bank House, the site has undergone considerable
remodelling in order to create platforms for the tennis courts. Given the evidence for previous ground disturbance the potential for intact below-ground archaeology is very low. As such, an archaeological assessment is unlikely to be required in support of a planning application to develop the land.

**Contamination and land stability**

4.5 The historical maps do not show any evidence of industrial activity to indicate the land may have been contaminated directly. However, the construction of the tennis courts and the associated embankments may have utilised imported material of unknown origin and content.

4.6 A Phase I Site Investigation would be required to establish what materials were used to create the embankments and platforms, together with testing for a ‘general suite of contaminants’ and proposed mitigation measures (if required).

4.7 Ground stability testing may also be necessary depending on the ground conditions identified.

4.8 Any potential purchasers are advised to contact the Environmental Health Department for further advice. Contact:

Tel. 01246 345767
Email: pollution@chesterfield.gov.uk
Site Appraisal: Urban Design Analysis
4.9 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.

Historic Environment - Bank House
4.10 To the west of the site lies Bank Close House (formerly Bank House), which is a Grade II* listed Building, indicating that it is a building of more than special interest. In addition, a coach house building to the rear is Grade II listed, as are the gate piers at the entrance to Bank Close House on Hasland Road. An extract from the Historic Environment Record (HER) is provided within Appendix 3.

4.11 Given the close proximity of the site to these historic assets, it will be necessary for any development proposals to maintain an appropriate relationship to the setting of Bank Close House, which historically, has remained undeveloped.

4.12 Policy CS19 seeks the protection of heritage assets and their settings in accordance with the National Planning Policy Framework (NPPF) which requires the conservation of heritage assets in a manner that is appropriate to their significance (NPPF, Core Planning Principles p.5). A heritage statement will be required to identify and describe the significance of any heritage assets affected, including any contribution made by their setting.

4.13 Historic mapping indicates the land occupied by the tennis courts did not appear to form part of the grounds to Bank Close House. Consequently, any impacts are more likely to be visual rather than a direct historic or functional relationship between the house and this site. This is not restricted to direct views but...
also includes the wider experience of its setting, both from within the site as well as from the grounds of Bank Close House itself. As such, a key consideration will be the impact of any proposals upon the setting to Bank Close House.

4.14 Further useful guidance is available within the National Planning Practice Guidance (NPPG), under ‘Conserving and enhancing the historic environment’ (ID: 18a). In addition, the Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, provides detailed step by step advice when assessing and understanding the significance of heritage assets, their settings and determining the effect of the proposed development on their significance.

4.15 Historic England would be consulted on an application for development, as proposals have the potential to impact the nearby listed buildings and the significance derived from their setting. Proposals should show how they will avoid, minimise and mitigate any impacts between a development and conservation of the setting of neighbouring heritage assets.
Site Access

4.16 Whitebank Close provides access via a short spur of adopted highway. This spur also provides access to the to the adjoining sports fields, via a narrow access track.

4.17 The adopted section of spur road is identified as sub-standard by Derbyshire County Council (DCC) Highways in respect of its geometry and lack of footways or a service margin on either side of the carriageway. Consequently forward visibility is reduced. In addition, the adjoining land to either side is in private ownership, preventing improvements to footways and visibility. DCC Highways advise that the access constraints limit the ability of the site to accommodate a development of no more than five dwellings.

4.18 In order to support housing development on the site it will be desirable to extend the adopted spur to form an adoptable turning head at the site entrance. This will allow service vehicles to access and turn in the site.

Building Heights

4.19 The majority of nearby buildings on Whitebank Close are bungalows, with the exception of No. 1. Two-storey housing is characteristic along Hasland Road although this is below the site and only partially visible. Bank House is a substantial two-storey building with outbuildings, although it is also only partially visible, due to the presence of mature intervening trees and planting.

Ecology

4.20 The site contains a range of habitat types, which in and of themselves are not of substantive nature conservation value if no protected species are present.

4.21 However, Derbyshire Wildlife Trust (DWT) have advised that the site does have the potential to support a number of protected species, including reptiles, bats and habitat for badgers. An Ecological Report will be required in support of any planning applications to assess the site for key groups of protected species. This should comprise:

- Assessment of changes in the sites condition (as early successional habitats can...
change rapidly) and identification of any requirements for additional surveys.

- Bat survey to assess commuting and foraging and assessment of roosting potential, particularly in the avenue of trees along the boundary with Bank Close (as these may require tree works).
- Reptile Survey.
- Badger walkover to assess if badgers have occupied the site.

Tree Group

4.22 Along the north-west edge of the site is a group of established deciduous trees of high amenity value. These are located on neighbouring land although their canopies overhang the boundary (tree positions and canopies shown indicatively only). Any development should avoid development close to the trees and their protection during construction will be required in order to prevent any damage.

Levels

4.23 The site comprises two platforms containing the former tennis courts and an area of level ground which gradually slopes down to the northern corner. Between the platforms are embankments containing dense vegetation. It is likely that some regrading of the site may be required as part of any redevelopment and as such existing and proposed levels details should be provided.

Surface Water Sewer and Drainage

4.24 A 300mm public surface water sewer crosses the site along its north-eastern side, broadly parallel to the site boundary.

4.25 This is shown indicatively on the Site Appraisal and Concept Plans (the sewer and associated easement are shown for identification purposes only). Yorkshire Water have advised that no buildings or other obstructions are allowed within 3 metres and no trees may be planted within 5 metres of this public sewer. In addition, it may not be acceptable to raise or lower ground levels over the sewer, nor restrict access to manholes on the sewer.

Flood Risk and Drainage

4.26 Any development proposal will be required to meet the ‘Minimum Development Control Standards for Flood Risk’ (see Appendix 2).

4.27 The site lies outside any areas identified as being at risk of flooding (Flood Zones 2 and 3). As such, a Flood Risk Assessment would not be required to support minor applications in this location. However, all proposals will need to demonstrate they comply with the minimum drainage requirements and an Indicative Drainage Strategy will be required.

4.28 The use of Sustainable Urban Drainage Systems (SuDS) should be investigated prior to any alternative methods, such as connecting to the mains surface water sewer.

4.29 Derbyshire County Council are the Lead Local Flood Authority (LLFA) for the County, and a statutory consultee on major development proposals. However, they would not normally be invited to comment on proposals for schemes that are less than 1ha in area or less than 10 dwellings. The LLFA do provide guidance on their webpage which may be of assistance.
Neighbour Amenity
4.30 Beyond the south-east site boundary, residential properties back onto the access track leading to the sports fields.

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 creating a satisfactory relationship between any future development and the existing nearby dwellings.

Adjacent Land
4.32 The garden of 1a Whitebank Close, has previously received permission for a bungalow (CHE/07/00253/FUL). Permission was extended for 3 years (ref. CHE/10/00230/EOT) and in 2013 conditions were discharged from this permission, which remains extant (CHE/13/00138/DOC).

4.33 The Council has resolved to grant permission for 14 dwellings (CHE/16/00229/OUT) on land to the west, within the grounds of Bank Close House, subject to the completion of a section 106 legal agreement to link the scheme to provision of an extension to the care home. A separate planning permission (CHE/16/00222/FUL) and listed building consent (CHE/16/00225/LBC) have also been approved at Bank Close House to extend the care home into its walled garden.

Character
4.34 Despite its urban the location, the site has a feel of quiet seclusion. Its elevated position above the road also serves to detach the site from this area and its narrow, relatively hidden position also increases its sense of seclusion. The presence of mature trees and vegetation within and around the site screen it from view creating a sylvan quality.

Coal Authority Referal Area
4.35 The site is located within an area identified as a Coal Authority Referral Area. As such, a Coal Mining Risk Assessment will need to be commissioned and submitted in support of any proposals for development on the site. Further information can be obtained from The Coal Authority website:

https://www.gov.uk/government/organisations/the-coal-authority
5.0 SITE DEVELOPMENT CONCEPT

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. Two indicative ‘concept’ drawings indicate potential approaches as to how the site could be developed, taking account of the site constraints. Key considerations are expanded upon below.

Neighbouring Trees
5.2 Along the north western edge is an important group of mature trees with significant amenity value. These are protected by a Tree Preservation Order. Although they are located on neighbouring land they overhang the site boundary and must be protected during construction in line with good industry practice. A tree survey is required to accurately identify the extent of their canopies and determine an appropriate tree protection zone.

Vegetation and Embankments
5.3 In addition to the trees on neighbouring land, mature trees and vegetation mostly occupy the periphery of the site in the form of vegetated embankments. These should be retained and incorporated into the development wherever possible, although selective removal and appropriate management may be required in order to maintain the long term health of these areas (subject to a Tree Survey). New planting may be required to reinforce existing vegetated boundaries, particularly on the south west and south east edges in order to maintain privacy and neighbour amenity, help maintain the setting of the listed building and support biodiversity enhancements to the site.
Levels
5.4 Within the site trees and vegetation currently separate the various platforms. These areas could potentially be regraded (subject to ecological surveys and site investigations) and the land re-profiled to provide appropriate platforms for development. As such, if changes in site levels are proposed, information showing existing and proposed finished site levels should be provided.

5.5 Please note that levels in the vicinity of the surface water sewer may not be changed without the permission of Yorkshire Water. You are advised to contact Yorkshire Water for specific guidance directly in advance of any proposals or works that may affect the sewer.

Amenity
5.6 The south eastern boundary of the site adjoins the access track to the sports pitches, beyond which are the rear boundaries of existing homes on Whitebank Close. In addition planning permission for a bungalow at 1A Whitebank Close has been previously approved. These are considered to be sensitive edges where there may be a risk of overlooking, loss of light or dominating relationships being created if development is not carefully designed. Existing changes in levels between these areas may assist in moderating any impacts on amenity, although protecting the amenity of neighbours must be achieved.

Access
5.7 DCC Highways advise that access limita-
tions could be improved by providing an extended turning area at the end of the existing spur to an adoptable standard.

5.8 This should be sufficient to facilitate turning for a large refuse collection vehicle (RCV). A drawing showing vehicle tracking for an RCV may be required in support of a planning application to demonstrate the turning head is suitable. A bin collection point should be provided at the edge of the adopted highway to provide a location for placing wheelie bins on collection days and allow for bin emptying by Waste Services.

Access to Sports Pitches
5.9 The existing sports pitch access will need to be upgraded and replacement parking provided in accordance with the requirements of Leisure Services. An indicative design and specification of improvements is available separately from Kier Property Services.

Setting of Bank House
5.10 The spacious undeveloped surroundings of Bank Close House should be maintained and buildings should be located away from the listed building in order to preserve its isolated setting (shown indicatively on concept plans).

5.11 A Heritage Impact Assessment will be required to determine the significance of the building, including that which it derives from its setting, identify the potential impacts of development on its significance and any ways that harmful impacts can be mitigated.

Protected Public Sewer
5.12 Any new development, changes in levels and tree planting must avoid encroachment within the sewer easement zone protecting the public sewer. Any works must accord with the requirements of Yorkshire Water as statutory undertaker with responsibility for the sewer. Any intention to connect to the sewer must be with the formal agreement of Yorkshire Water, in accordance with their processes. Email:
technical.sewerage@yorkshirewater.co.uk

Amount of Development
5.13 Due to the restricted access arrangements and proximity to the nearby historic building the amount of development on the site should not exceed 5 dwellings.

Character of the Development
5.14 The secluded nature of the site, together with its semi-wooded setting indicates that any new housing should have an informal character that reflects these qualities and respond to the characteristics of the site.

- Development could be arranged around an informal space to provide a focal point, from which all properties could be accessed (see Indicative Concept 1).

- Development will be low density and the heights of buildings should not exceed two-storeys.

- New tree and hedge planting should be used...
to strengthen the site’s sylvan qualities/character, soften the presence of any buildings and where appropriate be used to create an positive interface with the existing streetscene to Hasland Road.

- Garaging and parking could be located to the sides and rear of dwellings, so this does not dominate the development’s appearance.

- The architectural response should complement the semi-wooded location.

- Potential to address Hasland Road with building frontages and access via a private drive (see Indicative (Option 2).

- A suitable bin collection point should be located at the edge of the site adjacent to the adopted highway to afford convenient and accessible access on bin collection days (x3 240 litre wheelie bins per house).

**Summary: Key aspects of the site concept**


b. Vegetated Embankments - Retain and incorporate existing embankments and vegetation around the outside edges of the site. Reinforce with new planting where appropriate.

c. Levels - Regrading of levels within the site to create suitable development platforms is acceptable in principle (subject to site investigation, ground conditions and ecological surveys).

d. Amenity – Maintain residential amenity of neighbouring properties.

e. Access – Potential to create an adoptable turning head capable of turning a refuse collection vehicle and provide a bin collection point.

f. Access to Sports Pitches – Access track to sports facilities to be improved (see indicative design and specification available from Kier Property Services).

g. Setting of Bank House – Commission a Heritage Assessment and maintain the spacious undeveloped setting to Bank House.

h. Surface Water Sewer – Avoid development, tree planting or changes in levels in the area of the protected sewer easement.

i. Amount of development - Access from Whitebank Close is restricted and development should not exceed 5 dwellings.

j. Character of Development – The restricted means of access, the presence of mature trees and the close proximity to a listed building limit the amount of development and will require the setting and significance of these assets to be maintained. As such a low density, informal character appropriate to the wooded character of the site would be appropriate.

k. Height/Scale – The height and scale of any proposed buildings should not exceed two-storeys and should have regard to the relationship of the site to the nearby listed building and avoid any harm to its setting.

l. Dual Aspects Frontages - Address the site entrance and any prominent corners with dual aspect frontages.
Pre-Application

6.1 Developers are encouraged to contact the Local Planning Authority in advance of submitting a planning application to discuss their proposal. The Borough Council works with internal departments and external stakeholders to engage in 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 currently 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.

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 buildings, 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 are encouraged 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 Borough’s Supplementary Planning Document - Successful Places, 2013 includes useful guidance to assist on residential design matters (https://www.chesterfield.gov.uk/planning-and-building-control/local-plan-and-strategic-planning/supplementary-planning-documents/residential-design.aspx). Guidance contained in the Historic England publication, Building in Context, (www.building-in-context.org/) also provides a useful resource on how to design for sites within a sensitive historic 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 is available on the National Planning Practice Guidance (NPPG) website and Design Council/CABE publications.

6.7 In addition, applicants are encouraged to consult the Building for Life 12 criteria when preparing their designs. Further information on the 2016 Edition can be found on the Urban Design Group website (http://www.udg.org.uk/publications/other-publication/building-life-12-2016-edition).

Planning Application Requirements (see also Appendix 1)

6.8 As well as a design and access statement, further supporting information should be provided in support of any submission to enable the Local Planning Authority to consider the application. The supporting information that will be required as a minimum to form a valid application is set out below. Where the requirement only applies to a specific use or type of application this is indicated.

a. Surface Water Drainage Strategy and proposals
b. Tree Survey

c. Coal Mining Risk Assessment

d. Habitat Condition and Protected Species Surveys

e. Site Investigation Report

f. Draft Section 106 Heads of Terms

g. Heritage Impact Assessment

6.9 More information on the content / form of supporting information is given in Appendix 1.

**Conditions and Planning Obligations**

6.10 Chesterfield Borough Council will use conditions where appropriate to require the submission of additional details if 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.

6.11 Policy CS4 (Infrastructure Delivery) of the Core Strategy establishes a basis for the Borough 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 and Community Infrastructure Levy (CIL).

6.12 All such agreements will be subject to the government’s guidance in the National Planning Policy Framework (paragraphs 203-205).

6.13 The Council has adopted a Community Infrastructure Levy Schedule which came into effect in April 2016. The site falls within the St Leonards Ward which is classified as a Medium Charging Zone and attracts a CIL levy of £50 per square metre based on the GFA of the development.


6.15 The local planning authority does not anticipate a requirement for significant Section 106 contributions, based on the likely modest scale of development (no more than 5 dwellings are expected). As such a requirement for financial contributions is considered unlikely. Normal requirements and thresholds that trigger Section 106 obligations are indicated below:

a. Affordable Housing (Residential Only) - Not required where development is less than 15 dwellings.

b. Public Art – The Borough Council typically seeks up to 1% of the total development cost, of development where these exceed £1m, to fund works of public art to be incorporated into the scheme.
Planning Application Supporting Information

**Surface Water Drainage Strategy** – in accordance with the requirements of the NPPF and policy CS7 of the Local Plan Core Strategy and guidance contained within Minimum Development Control Standards for Flood Risk (see Appendix 2 for detailed requirements).

**Tree Survey** - This should plot the accurate location of all existing trees, shrubs and hedges, including those on adjacent land which may be affected by the development, alongside land levels within the site, and should detail the following information:

- The species of each tree
- The tree’s height
- The diameter of the tree’s stem at 1.5m above ground level and the accurate canopy spread of each tree
- An assessment of the condition of the tree including any relevant defects and any necessary or proposed remedial works.
- A clear indication of which trees are to be retained and those which are to be removed. If it is proposed to remove a tree the reason should be given, including if the tree is in the way of the development
- The age/class of the tree, together with an assessment of potential future growth.
- The tree’s contribution to the street scene, visual amenity and ecological importance.

Each tree on the development site should be classified for its ‘desirability for retention’. Guidelines on classifying trees can be found in BS 5837:2005 Trees in relation to construction. The use of other systems may also be acceptable but it is important that the survey identifies what criteria have been used to classify trees.

For trees which are being retained, the survey should indicate the minimum distance of protective fencing around the trees. In assessing whether the proposed area is of a suitable size the Council will be guided by the provisions of BS 5837: 2005.

**Coal Mining Risk Assessment** - The site lies in an area with a history of coal mining and is classified as a High Risk Area, meaning that coal mining legacy issues, such as mine entries or shallow coal workings could be present. The Coal Authority requires an assessment of the potential risks to the proposed development and how these would be managed and mitigated in the interests of public safety. Further information is available on The Coal Authority Website ([https://www.gov.uk/government/organisations/the-coal-authority](https://www.gov.uk/government/organisations/the-coal-authority)).

**Ecological Habitat Condition Survey and Protected Species Surveys** – an up to date understanding of sites habitats and their condition is necessary to determine any requirement for additional species surveys (in addition to the following species surveys already identified). There is potential for the site to support protected species such as commuting/foraging bats, reptiles and badgers. As such any application needs to be supported by surveys to assess the site for these key groups. As such, specific species surveys are required for:

- Bats commuting and foraging on site and assessment of roosting potential in Bank Close’s treed avenue;
- Reptile survey;
- Badger walkover to assess if badgers have occupied the site.
Proposals for any mitigation measures considered necessary and biodiversity enhancements that can be incorporated into the proposed designs (e.g. bird and bat boxes, SuDS habitat), should also be included within the ecological reports in accordance with the requirements of policy CS9 of the Local Plan Core Strategy and the NPPF, as well as related primary legislation.

**Site Investigation Report** - as the site is previously disturbed and re-levelled ground a ground investigation and contaminated land report is required to establish the ground conditions and whether any remedial measures are required to enable development to proceed. This will meet the requirements of Policy CS8 of the Local Plan Core Strategy, and is in line with the guidance in the NPPF.

**Heritage Assessment** – to determine the significance of the heritage assets and settings and whether any remedial measures are necessary. Early engagement with a heritage specialist and Historic England is encouraged. Contact:

Tel. 01604 735400

Email: eastmidlands.businessofficers@english-heritage.org.uk

Web: https://historicengland.org.uk/
**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.

<table>
<thead>
<tr>
<th>On-site Standard:</th>
<th>Off-site Impact:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Demonstrate compliance with Building Regulations H3</strong></td>
<td><strong>No infiltration drainage where history of groundwater flooding or where flows could re-emerge to flood lower level property.</strong></td>
</tr>
<tr>
<td><strong>- i.e. check infiltration feasibility, give preference to sustainable methods</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Drainage Standards:

<table>
<thead>
<tr>
<th>Up to</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 in 2 year event</td>
<td>No surcharge (i.e. pipe full conditions)</td>
</tr>
<tr>
<td>1 in 50 year event</td>
<td>No flooding (pipe may be surcharged but must not flood)</td>
</tr>
<tr>
<td>1 in 100 year event (+CC* taken into account)</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).**

<table>
<thead>
<tr>
<th>Freesboard** above fluvial flood level should be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>300mm (dwellings)</td>
</tr>
<tr>
<td>200mm (office &amp; commercial)</td>
</tr>
<tr>
<td>150mm (Industrial and warehousing)</td>
</tr>
<tr>
<td>136mm (entrance to underground car parks)</td>
</tr>
</tbody>
</table>

### 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 either used for agriculture, landscape design, or left to naturally evolve)</td>
<td>(abandoned or underused industrial and commercial facilities available for reuse)</td>
</tr>
</tbody>
</table>

- **To watercourse or sewer**
  - Green field rates up to 1 in 100 years (+CC*)
  - Runoff volume control as per SU&D manual (C697, 4.9)
  - Additional downstream works may be required

- **Existing connection to watercourse or sewer**
  - Reduction of runoff rates as much as reasonably practicable with a minimum 30% reduction to existing peak flow rate 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.**

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

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**Brown Field Run-off** - Existing peak discharge can be taken as 0.014l/s/m² for paving, in lieu of detailed calculations. (0.021l/s/m² for connected roofs)

**Green Field Run-off** - For sites smaller than 1ha, a peak discharge of 15l/s/ha can be used based on 100 years + CC (for larger sites the table methods in SU&D manual C697, 4.5.4) can be used.

**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 petrol interceptors to be agreed with the Environmental Agency in accordance with PPG3

**Adoption/Maintenance of SU&D** - Clear out provisions for future maintenance of SU&D features to be considered. Major features (e.g. balancing tanks and ponds) to be maintained by a corporate body.
1. General Drainage Information

The developer should provide information demonstrating the calculated surface water runoff and how this is managed on site. The surface water runoff 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.

- **M5_60 = 18.6mm**
- **Ratio_R = 0.352**
- **Cv (Summer) = 0.750**
- **Cv (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:

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

3. No flooding up to 1 in 30 year return period

### 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.

In case of general technical queries about these requirements (not individual applications)  
Please contact Jason Peel or Zoe Phillips 01246 345 202.
Former Tennis Courts off Whitebank Close, Hasland - Informal Planning Guidance

APPENDIX 3

Derbyshire Historic Environment Record (HER) Website Extract

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

<table>
<thead>
<tr>
<th>Title</th>
<th>Type</th>
<th>Location</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>BANK CLOSE (T I GUEST HOUSE SPORTS AND SOCIAL CLUB)</td>
<td>Listing</td>
<td>BANK CLOSE, HASLAND ROAD, CHESTERFIELD, Derbyshire</td>
<td>II</td>
</tr>
<tr>
<td>GATEPIERS AT ENTRANCE TO BANK CLOSE DRIVE</td>
<td>Listing</td>
<td>GATEPIERS AT ENTRANCE TO BANK CLOSE DRIVE, HASLAND ROAD, CHESTERFIELD, Derbyshire</td>
<td>II</td>
</tr>
<tr>
<td>FORMER COACH HOUSE AND STABLES AT REAR OF BANK CLOSE (INCLUDING CONNECTING WALLS AND GATEPIERS)</td>
<td>Listing</td>
<td>FORMER COACH HOUSE AND STABLES AT REAR OF BANK CLOSE (INCLUDING CONNECTING WALLS AND GATEPIERS), HASLAND ROAD, CHESTERFIELD, Derbyshire</td>
<td>II</td>
</tr>
</tbody>
</table>
Land off Whitebank Close, Hasland, 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 and Conservation Manager
Planning Services, Town Hall, Rose Hill, Chesterfield, S40 1LP

t. 01246 345345
e. paul.staniforth@chesterfield.gov.uk

Property Enquiries | Contact Details
For property related enquiries or information concerning the improvements to the sports facilities access, please contact:

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

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