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

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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 please contact:

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Kier Services, Town Hall, Rose Hill, Chesterfield, S40 1LP

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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.
2.0 THE SITE

Site Description

2.1 The site is located within the Brampton area of Chesterfield towards the eastern end of Chatsworth Road. It is situated close to Chesterfield Town Centre being located 800m west of the Market Place. Chatsworth Road itself is a designated District Centre with a range of shops and amenities. In addition, the site is also within easy reach of Junction 29 of the M1, located approximately 6 miles to the east.

2.2 The site is rectangular in shape and bounded by existing streets on three sides. The southern boundary backs onto the rear edge of adjacent commercial properties on Chatsworth Road. The land is currently in use as garaging which is let out by the Borough Council. The site has two access points with entrances on Bank Street (west) and Chester Street (east). The site is mostly enclosed by a timber fence comprising horizontal plank panels and is occupied by 46 garages or varying sizes, styles and materials.
2.3 The frontages onto Bank Street and Chester Street include mature trees located within raised concrete planters and in places, some vegetation is also present within the site itself. Terraced housing lines the streets to the north and west, with commercial premises to the east and on Chatsworth Road to the south.

**Photo Appraisal**

2.4 The following photographs show the site and its surroundings. The photo reference map (below) indicates the approximate viewpoints from which each image was taken.

**Photo Reference Plan**

- View towards the site from Chatsworth Road
- View into the existing entrance from Bank Street

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 2017. All rights reserved. Licence number 100018505
3. Internal view from garage court to Catherine Street

4. Internal view looking south towards a rear access

5. View into entrance and frontage with Chester Street

6. View along site frontage with Catherine Street

7. View to corner of the site at the junction between Bank Street and Catherine Street
Location and Land Uses

1. Centrally located sustainable site in close proximity to local amenities and shops.
2. High street and retail within easy walking distance of site.
3. Nearby employment and commercial uses.
4. Queens Park to the southeast and allotments to the north within 5-10m minute walk.
5. Bounded by residential development characterised by historic terraced housing on a grid street pattern.

Access & Movement

1. Existing entrances into garage court.
2. Rear accesses and service road to units on Chatsworth Road.
3. Surrounding network of narrow residential streets with intensive on-street parking.
4. Through routes connecting with the wider area.
Environment

1. Existing trees and vegetation.
2. Overlooking towards the site from neighbouring residential properties.
4. Nearby noise generating uses.
5. Area of nearby flood zone (but outside the site boundary).

Built Environment

1. Streets predominantly characterised by terraced housing.
2. Absence of built edges results in weak enclosure and poorly defined streets.
3. Existing garage structures.
4. Large commercial building.
5. Neighbouring dwellings sensitive to potential overshadowing/loss of light.
6. Site with extant outline planning permission for 4 & 6 flats respectively (refs. CHE/17/00251/OUT & CHE/17/00814/OUT).
7. Commercial high street buildings but at a domestic scale.
Planning Policy Context and Suitable Uses

3.1 The site is not currently allocated for any use. It is located on the edge of Chatsworth Road District Centre and within 15 minute walk of key services (primary school, supermarket/convenience store, pharmacy, post office, GP and secondary school).

3.2 The principle of housing development within walking distance of existing centres is established in the Local Plan: Core Strategy (policy CS1). In principle the site is a suitable location for residential development.

3.3 The site has been proposed as a potential housing site in the Draft Local Plan (ref H27 DLP) which was subject to public consultation early in 2017. The site was identified with potential to accommodate up to 12 dwellings. However, following further assessment of the site and its constraints, up to 10 dwellings are more likely to be an appropriate amount of development.

3.4 Suitable commercial uses may also be acceptable, subject to being compatible with the neighbouring dwellings and maintaining the amenity of existing occupants. Proposals for other uses would therefore need to be considered on their merits.

Recommended Mix of Homes, 2011-31

3.5 The site potential is below the threshold set out in CS11 for the provision of affordable housing. The type of accommodation will be informed by viability considerations, but evidence suggests the following mix is desirable:

- 1 bed - 5-10%
- 2 bed - 35-40%
- 3 bed - 35-40%
- 4 + bed - 15-20%

3.6 This takes account of both local need and the potential for delivery of larger aspirational housing which helps to diversify the housing mix in the Borough and to support economic regeneration and reduce in-commuting of higher earners. However, it is recognised that the site context should also inform and guide any proposals.

Other Matters

3.7 All developments will have to comply with following planning policy requirements:
- acceptable impact on amenity (CS2)
- sustainable design (CS6)
- provision of sustainable drainage (CS7)
- environmental quality (CS8)
- Local Labour Clause (CS13)
- design quality and a percent for art (to be provided by developer on site) (CS18)
- priority for sustainable travel and improving pedestrian and strategic cycle network (CS20)

Highways and Parking

3.8 The site lies within a sustainable location in terms of transport. However, given the high demand for on-street parking in the area it is recommended that off-street parking to serve the new development is provided at a level to comply with maximum standards.

3.9 The Highway Authority recommend parking is provided on the basis of 2no. or 3no. spaces per 2/3 or 4/4+bedroom dwelling respectively.

3.10 All spaces should be 2.4m x 5.5m min dimension or 2.4m x 6.5m where in front of garage doors. An additional 0.5m of width should be provided to any side adjacent to a physical barrier (e.g. wall, hedge, fence, etc.) with adequate manoeuvring space to the rear of all spaces.

3.11 The Highway Engineer has also advised that additional parking for local use should be provided within the site to compensate for the reduction of available parking as a result of the redevelopment the garages. Based
upon the current garage use a minimum of 8 parking spaces will be required in addition to those required for any dwellings or commercial uses.

3.12 It is understood that a right of access exists to the rear of the units on Chatsworth Road to access these premises, with the existing track functioning as a ‘service road’. This right of access must be retained.

3.13 The creation of a new access point to the surrounding roads could be acceptable, subject to being laid out in a manner to comply with current design guidance for the scale and nature of development served i.e. appropriate width, exit visibility, away from existing junctions, etc. However, utilising existing access points would make more efficient use of the site.

3.14 A turning facility suitable for use by a typical supermarket delivery type vehicle should also be accommodated if possible.

**Bin Storage and Collection**

3.15 Sufficient bin storage should be provided to serve the proposed accommodation. This should be discretely located so as to maintain the amenity of the street scene. Bins should be located within the maximum bin-carry distance of 30m from the public highway.

3.16 Sufficient bin collection points should be provided in areas clear of the highway for standing of waste bins on collection days. Double collection days will require space for two bins per dwelling (CS18).

**Ecology**

3.17 Derbyshire Wildlife Trust have advised there is no known nature conservation interest associated within the site and its development is likely to have limited ecological impact. The potential for bats to roost in the single skinned garages can be considered as having negligible potential. Therefore, there is no reasonable likelihood of the presence of bats. As such it is not considered necessary to submit a bat survey with an application. However, any proposal should seek to enhance biodiversity in line with CS9 and CS18.

3.18 A number of mature trees are present on site. To ensure there is no net loss in biodiversity, any trees to be removed, should be replaced with suitable native species as part of the landscaping requirements associated with the redevelopment of the site.

3.19 Any vegetation removal, including the concrete planters along Chester Street and Bank Street, should not be undertaken between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting activity on site during this period, and details of measures to protect the nesting bird interest on site have first been submitted to and approved in writing by the local planning authority and then implemented as approved.

**Flood Risk and Drainage**

3.20 The site is located in Flood Zone 1 (Policy CS7) and is at low risk of flooding. Any development proposal will be required to meet the ‘Minimum Development Control Standards for Flood Risk (see Appendices).

3.21 The site lies outside any areas identified as being at risk of flooding (Flood Zones 2 and 3). A Flood Risk Assessment would be required to support major applications in this location. All proposals will be need to demonstrate they comply with the minimum drainage requirements and an Indicative Drainage Strategy will be required.

3.22 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.

3.23 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. For further information contact:

3.24 Derbyshire County Council | Flood Risk
Environmental Issues
3.25 The 1898 OS map does not indicate evidence of industrial activity to suggest the land may have been contaminated directly, although previous uses are not known. In addition, the subsequent use of the site for garaging and storage raises the possibility of pollution.

3.26 The potential for contamination within the site would therefore need to be assessed and a Phase I desk study would be required to determine the potential for ground conditions and contamination (Policy CS8). A Phase II intrusive investigation could also be required following the completion of the desk study. Further guidance is available on the Council’s website: https://www.chesterfield.gov.uk/health-and-environment/contaminated-land/contaminated-land-and-the-planning-process.aspx

3.27 Asbestos is known to be present within some of the existing structures and any asbestos material would need to be removed by a suitably qualified person and disposed of in accordance with best practice and necessary legal requirements.

3.28 Several sources of potential noise nuisance are located near to the site and these would need to be considered as part of the detailed design of any development to ensure that potential sources of noise nuisance can appropriately mitigated to an acceptable standard. Principal sources of noise include the vehicle repair garage to the east of Chester Street (Just Cars Chesterfield – JCC) and the Royal Oak public house which has a late licence and entertainment licence. Details of Premises Licence PL/VF/0153 can be inspected on the Councils website: https://licensing.chesterfield.gov.uk/PAforLalpacLIVE/1/LicensingActPremises/Search/178/Detail?LIC_ID=532

3.29 Any development would need to be designed to mitigate noise nuisance through the layout and orientation of buildings, the internal arrangement of habitable rooms and measures such as triple glazing and mechanical ventilation to protect sensitive elevations. The exact requirements will need to be informed by the nature and location of any future proposals.

3.30 Any potential purchasers are advised to contact the Environmental Health Department for further advice in relation to environmental considerations, if required. Contact:

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

Coal Authority Referal Area
3.31 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 (Policy CS8). Further information can be obtained from The Coal Authority website: https://www.gov.uk/government/organisations/the-coal-authority

Heritage Considerations
3.32 The site is not located within or adjacent to a Conservation Area and no listed buildings are located in the vicinity. However, the site has been developed historically and the County Archaeologist advises any application should be accompanied by an archaeological desk-based assessment (Policy CS19). This would inform the need for any intrusive archaeological work on the site. Should intrusive investigation be necessary it would be very likely to be managed as a condition of any permission to develop the site.

Community Infrastructure Levy and Developer Contributions
3.33 The site is in a medium charging zone and residential development currently charged at £50 per sq metre (gross internal floorspace) subject to specific exemptions. The CIL levy is index linked and may therefore be subject to change.
3.34 Due to lack of evidence it is unknown whether there would be sufficient capacity in the locality for open space and play facilities. The Council’s Leisure Service may seek a contribution from the CIL fund to undertake improvements to existing open space and play facilities.

3.35 A development of 12 dwellings in this location would generate 2.4 primary places and 1.8 secondary places. The site is within catchment of Brampton Primary and Brookfield Secondary. Both schools have no capacity and are already oversubscribed and therefore Derbyshire County Council would be seeking a contribution from the CIL fund to provide any necessary expansion projects.

3.36 The following site specific measures arising as a result of the development proposals can also be secured through a S106 agreement, subject to the statutory tests set out under Reg. 122 of the Community Infrastructure Levy Regulations 2010 (as amended), which stipulates the following:

3.37 A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
   a) necessary to make the development acceptable in planning terms;
   b) directly related to the development; and
   c) fairly and reasonably related in scale and kind to the development.

3.38 Site specific infrastructure measures are:
   - Management & maintenance of SuDS CS7
   - A Local Labour clause CS13
   - A Percent for Art Contribution CS18

3.39 The site falls within the catchment of four General Practice Surgeries, two of which currently have capacity (Wheatbridge Road and Royal Primary Care). The CCG may seek a S106 contribution towards local healthcare expansion projects in accordance with Policy CS4.

Link to the Core Strategy: Local Plan (2013) is below:
4.0 CONTEXT APPRAISAL

Historic background
4.1 A review of OS Map 1898 shows the land occupied by a dense pattern of terraced houses arranged around the perimeter of the site and facing directly onto the adjoining streets. These houses were later demolished as part of a slum clearance programme and the land utilised for parking and garaging, which appears to have developed on an ad-hoc basis.

Archaeology
4.2 Given the previous historic development the County Archaeologist advises that a desk based study is required to assess the likelihood and level of archaeological interest.

Built form
4.3 Adjacent terraced housing characterises the area and clearly define frontages, providing a high level of enclosure to the surrounding streets. The existing low level garages give the site a relatively open aspect although its current condition is poor and detracts from the appearance of the area.

Character
4.4 The site is characterised by its urban location, within a setting of densely arranged streets comprising mainly terraced housing and mixed commercial uses, primarily associated with Chatsworth Road. This tight urban grain results in high levels of on-street parking due to the limited availability of off-parking in the local area.

4.5 The presence of mature trees and vegetation within and around the site provide some screening and add visual relief in an area with few green spaces or visible vegetation.
**Neighbour amenity**

4.6 The surrounding streets are relatively narrow with terraced housing at the back edge of the footways on the north side of Catherine Street and on the west side of Bank Road. These represent sensitive edges to the site and the amenity of the nearby residents should be protected and maintained in terms of privacy, light and creation of a satisfactory relationship between any future development and the existing nearby dwellings. Any scheme would need to be designed to mitigate against impacts from nearby noise generating uses.

**Trees**

4.7 A number of existing trees are present on the site. Although many individual specimens are relatively poor quality, collectively they make a positive contribution to the green appearance of the site and enhance the streetscene and the outlook from nearby neighbouring properties.

**Rear access and right of way**

4.8 The southern edge of the site adjoins the rear boundaries of neighbouring commercial properties fronting onto Chatsworth Road. A shared access drive passes along this boundary and affords access into the garage court and also provides an established right of access to the premises along Chatsworth Road.

**Contamination and ground conditions**

4.9 The potential for contamination and the presence of coal historic workings would need to be investigated and the appropriate reports provided in support of a planning application.

**Adjacent land with planning permission**

4.10 Land to the south east of the site has outline planning permissions for 4 and 6 flats (ref. CHE/17/00251/OUT and CHE/17/00814/OUT) approved 10/08/17 and 03/04/18 respectively.

**Utilities**

4.11 Information regarding local utilities should be sought from Property Services.

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1. Trees in concrete planters along site frontages
2. Vehicle repair garage to the east of the site
3. Retain right of access to existing rear entrances
4. Typical terraced houses opposite the site
5.0 SITE DESIGN PRINCIPLES

- Replacement tree planting
- Utilise existing access points
- Maintain right of access
- Building Line and orientation
- Avoid development along northern boundary
- Building setback
- Boundary enclosure
- Parking Court
- Noise mitigation
SUMMARY: Key site design principles

a. Amount of development
Up to 10 dwellings is anticipated as being an appropriate amount of development having regard to the constraints of the site. Any proposals seeking more than 10 dwellings would need to demonstrate they can achieve the requirements of the brief and meet planning requirements in all other respects.

b. Replacement tree planting
Remove existing trees in concrete planters and replace with new tree planting on site frontage. Select native varieties suitable in to urban conditions and small spaces (e.g. Carpinus betulus Frans fontaine - hornbeam). Replace existing vegetation within the site with new planting as part of landscape design of any redevelopment.

c. Access points
Maintain one or both existing access points.

d. Right or rear access
Maintain existing right of rear access for properties on Chatsworth Road. Utilise existing route to provide access to shared parking court.

e. Building line and orientation
Align buildings to face towards west onto Bank Street and east towards Chester Street to enclose and reinforce the built edge of the street. Address the site entrances and corners with dual aspect frontages.

f. Northern boundary
Avoid development along north boundary that could impact on neighbour amenity.

g. Setback from street
Set building line back to provide modest front gardens, provide separation from houses opposite and maintain the privacy and amenity of neighbouring dwellings.

h. Boundary Enclosures
Define plot frontages with boundary walls or railings to provide defensible edges and distinguish between public and private spaces.

i. Parking Court
Locate parking for new occupants within a central parking court. Landscape parking court to include replacement planting to mitigate loss of existing vegetation and enhance biodiversity.

j. Noise Mitigation
Arrange buildings to help mitigate noise nuisance and design internal spaces and building fabric to minimise impacts on residential amenity.

k. Character of Development
The character of development should reflect its urban setting comprising a traditional or contemporary interpretation of local building styles.

l. Height/Scale
The height and scale of any buildings should reflect the setting and not generally exceed two-storeys, having regard to the relationship of the site to the nearby residential properties.

m. Replacement parking for local use
A minimum of 8 replacement parking spaces should be provided to compensate for the parking that would be lost as a result of any redevelopment (based upon the current level of active garage use for parking).
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 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 Major applications must be accompanied by a Design and Access Statement (DAS) showing clearly how the proposed design has taken account of and responded to the site context and the issues set out in this planning brief. 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](https://www.chesterfield.gov.uk/planning-and-building-control/local-plan-and-strategic-planning/supplementary-planning-documents/residential-design.aspx)).

6.6 The DAS should be illustrated with drawings 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](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 will be required 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. Flood Risk Assessment and Surface Water Drainage Strategy and proposals

b. Coal Mining Risk Assessment

c. Site Investigation Report

d. An archaeological deskbased assessment

e. Draft Section 106 Heads of Terms

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 currently attracts a CIL levy of £50 per square metre based on the GFA of the development. Please note that the CIL levy is index linked and may therefore be subject to change. Interested parties should check with the Council for the most up to date levy rate.

6.14 Further information on CIL is available on the Council’s website:

6.15 Any section 106 requirements for site specific measures are likely to include:

a. A Local Labour Clause - Seeking an undertaking to utilise local sources of labour in the construction of the development.

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.

c. Local Healthcare - Possible request for a financial contribution towards local healthcare expansion projects.

d. Management and Maintenance of SuDS (CS7) - Measures and costs associated with the for future maintenance of any SUDS on site.

6.16 Contributions towards affordable housing are not anticipated where the development is less than 15 dwellings.
Planning Application Supporting Information

Surface Water Drainage Strategy
Proposals for major development will need to be accompanied by a Flood Risk assessment (FRA) and comply with the requirements of the NPPF, 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).

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).

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.

Desk Based Archaeological Assessment
This would determine the likely presence of any archaeological remains, their significance and whether any intrusive archaeological work on the site would be required. Should intrusive investigation be necessary it would be very likely this could be managed as a condition of any permission to develop the site.

Heads of Terms Section 106 Obligations
This should include the heads of terms of the matters to covered by a S106 Legal Agreement.

Design and Access Statement
Major applications must be accompanied by a Design and Access Statement (DAS) showing clearly how the proposed design has taken account of and responded to the site context and the issues set out in this planning brief. 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).

The DAS should be illustrated with drawings 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.
Minimum Development Control Standards for Flood Risk

**APPENDIX 2**

**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 floodplain (in accordance with the Environment Agency’s 1 in 100 year floodplain 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 an 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: No infiltration drainage where history of groundwater flooding or where flows could re-emerge to flood lower level property.</th>
</tr>
</thead>
</table>
| **Demonstrate compliance with Building Regulations H3**  
- i.e. check infiltration feasibility, give preference to sustainable methods | **Demonstrate compliance with Building Regulations H3**  
- i.e. check infiltration feasibility, give preference to sustainable methods |

<table>
<thead>
<tr>
<th>Drainage Standards:</th>
<th>Allowable Discharges:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 1 in 2 year event</td>
<td><strong>Green Field</strong> (undeveloped land in a city or rural area either used for agriculture, landscape design, or left to naturally evolve)</td>
</tr>
<tr>
<td>1 in 30 year event</td>
<td><strong>Brown Field</strong> (abandoned or underused industrial and commercial facilities available for re-use)</td>
</tr>
<tr>
<td>1 in 100 year event (+CC taken into account)</td>
<td>To watercourse or sewer</td>
</tr>
<tr>
<td><strong>No property flooding</strong></td>
<td>Green field rates up to 1 in 100 years (+CC***)</td>
</tr>
<tr>
<td><strong>No property flooding</strong></td>
<td>Runoff volume control as per SUDS manual (C697, 4.5.5)</td>
</tr>
<tr>
<td><strong>No property flooding</strong></td>
<td>Reduction of runoff rates as much as reasonably practical with a minimum 50% reduction to existing peak flow rates up to 1 in 100 year storm (+CC***) (National Planning Policy Framework)</td>
</tr>
<tr>
<td><strong>No property flooding</strong></td>
<td><strong>Existing connection to watercourse or sewer</strong></td>
</tr>
<tr>
<td><strong>No property flooding</strong></td>
<td><strong>Additional downstream works may be required</strong></td>
</tr>
</tbody>
</table>

**Brown Field Run-off** - Existing peak discharge can be taken as: **0.014** /m² for paving, **0.010** /m² for car parks

**Green Field Run-off** - For sites smaller than 3ha, a peak discharge of **0.026** /m² can be used based on 100 years + CC (for larger sites the table methods in SUDS manual C697 can be used)

**Flow Control Orifices** - generally must not be less than 350mm 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 and internal drains to be agreed with the Environmental Agency in accordance with WQS

**Adopters/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

**Freeboard** - The distance between the floor levels in the proposed development and the 100 year flood level.
### MINIMUM DEVELOPMENT CONTROL STANDARDS FOR FLOOD RISK

**Basic Information to be submitted Page 3 - Surface Water Management**

**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 Wallingford Procedure Modified Rational Method or by utilizing appropriate drainage modelling software.

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

- **Ris.60** = 18.6 mm
- **Ris.40** = 13.0 mm
- **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 impermeable area of the whole development
- The total volume of attenuation storage which will be provided both above and below ground. (Refer to guidance note)
- The existing impermeable area and the allowable peak discharge from the site.

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

#### Off-site Standards:

1. Maximum discharge
   - Provide results of peak flow from the downstream pipe, which must be less than or equal to the allowable discharge

2. 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

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To contact Jason Paul or Zoe Phillips 01246 345 392.
Planning Enquiries | Contact Details
For more information on this informal planning guidance, or to arrange pre-application discussions, please contact:

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