Dear Sir/Madam

REPRESENTATION ON CHESTERFIELD BOROUGH COUNCIL’S LOCAL PLAN – DRAFT VERSION

Please find below our response to the above consultation document. We have received written confirmation from the Council that this representation will be given full consideration.

Draft Policies Map

The Policies Map sets out (inter alia) boundaries for the District Centres within the Borough. An area running along Chatsworth Road is proposed to be designated as a “District Centre” referred to as ‘Chatsworth Road Corridor’ under draft Policy CS2. Paragraph 7.17 of the Draft Local Plan identifies how the Chatsworth Road District Centre will meet the day to day needs of its local catchment and week to week needs of many local people outside the local catchment. The centre is identified as having a reasonable range of shopping facilities including major food stores and the aim is to preserve and enhance the vitality of these centres.

The draft Policies Map proposes to extend the District Centre boundary opposite School Board Lane to include additional land at Chatsworth Business Park. The District Centre Boundary will extend south to include Brampton Brewery Beer Cellar and a large warehouse building. We consider the site to have a strong relationship with the wider centre and although we welcome the inclusion of additional land within the District Centre in this location, it is our view that the proposed amendments to the District Centre boundary should include a larger area of land as per the appended map. This would enable for a comprehensive retail scheme to come forward which would increase the retail offer in this sustainable location.

Summary

Overall, the contents of this representation seeks to ensure that the Chesterfield Borough Council Local Plan is sound and in accordance with paragraphs 150-157 of the NPPF.

To summarise:

- We welcome inclusion of additional land within the District Centre Boundary at Chatsworth Business Park. We suggest the boundary is increased further to include the whole site outlined red on the attached plan in order to enable a more comprehensive retail scheme to come forward.
We trust that our representation will be given full consideration through the Local Plan consultation process. We would be grateful if you could add our details on to the Council’s database to ensure that we are notified of any future stages of the document.

We would be grateful for confirmation of receipt of this representation.

Yours sincerely,

Dan Elvin MRTPi
Senior Planner
Planning Potential
Harrogate

Enc.