

Our ref: 13.061 CBC RM 14-3-23

14th March 2023

by email only

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP

Dear Sir / Madam

APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION REF. CHE/20/00700/OUT - RESIDENTIAL DEVELOPMENT OF UP TO 650 DWELLINGS, A RESIDENTIAL CARE FACILITY WITH EXTRA CARE, A LOCAL CENTRE (INCLUDING LOCAL RETAIL, HEALTH FACILITIES, LEISURE FACILITIES, OTHER LOCAL FACILITIES AND SERVICES, OFFICES), OPEN SPACE, COMMUNITY GARDEN EXTENSION, COMMUNITY BUILDING, PARKING AND ASSOCIATED INFRASTRUCTURE AND EARTHWORKS - LAND SOUTH OF WORKSOP ROAD, MASTIN MOOR
Planning Portal ref. PP-11989372

On behalf of Devonshire Property (MM) Limited (DPL), we are pleased to submit an application for approval of Reserved Matters pursuant to Condition 1 of Outline Planning Permission ref. CHE/20/00700/OUT.

Development of the site is to be phased, with initial phases located on land to the east of Bolsover Road. Across that part of the site, DPL will undertake enabling works and the delivery of primary infrastructure, to provide serviced development parcels. DPL will also provide all landscaping outside of development parcels.

Pursuant to Condition 1 of the outline planning permission, approval of Reserved Matters is sought for Phase 1 and Phase 2 enabling works and infrastructure. The Reserved Matters for which approval is sought include details of layout, scale, external appearance, landscaping and access. No buildings are proposed other than electrical substations.

The attached Reserved Matters Schedule sets out the documentation submitted.

These Reserved Matters should be read alongside details that have been submitted by DPL pursuant to the discharge of other conditions imposed upon the outline planning permission. By necessity of the details required as 'reserved matters' and to discharge conditions, there is some overlap of the information provided.

Planning and Design Group

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We trust the documentation is clear and sufficient to allow the Reserved Matters to be approved.

Should, however, you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully



David Peck BA(Hons) MRRP MRTPI
Director

- Enc. Application Form
 Reserved Matters Schedule
 Documents as listed within the Reserved Matters Schedule
- Cc Devonshire Property (MM) Limited (AB, AM)
 Bentley Project Management (UK) Limited (GO)