

Reference (for office use only):



**Chesterfield Borough Council
Staveley and Rother Valley Area Action Plan
Consultation Response Form**

**PLEASE RETURN RESPONSES TO CHESTERFIELD BOROUGH
COUNCIL BY 5PM FRIDAY 8th FEBRUARY 2013**

Your Details

Name:	Gary Lees
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Acting on behalf of (if Agent):	William Davis Limited
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Consultation Response(s)

Please fill in a separate form for each objective you are responding to.

Which objective are you responding to?

Objective:	Regeneration
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Please provide comments below.

In order for this development to be sustainable and to achieve genuine regeneration, a comprehensive approach to the development of the site in its entirety is essential. There is no requirement in the AAP for the site to be comprehensively masterplanned – this is necessary to ensure the AAP is effective and thus sound (NPPF paragraph 182). Piecemeal development should be explicitly resisted in the AAP.

It is understood that the AAP is to be adopted by the Council as a Development Plan Document under the Planning & Compulsory Purchase Act 2004 – now to be part of the 'Local Plan' along with the Core Strategy. However, this is not made clear in the document and it is suggested that the status of the document should be explicitly stated.

Finally, the development of up to 2,000 houses in this presently 'non-specific' location should be formulated on the basis of creating a new place. Effectively, the delivery of up to 2,000 houses here will create a new village; such a new place would expect some community provision and this should be referenced in the AAP. It would also be expected that a new primary school would be required for this scale of development.

Proposed Change

Add now bullet points to the Regeneration – Key Objectives:

- A comprehensive approach to the site is required, ideally through one outline planning application. This will ensure a phased approach to development and infrastructure can be secured in the context of the wider scheme; piecemeal development will not be accepted.
- A new community hub will be delivered as part of the local centre, including a new primary school.

Signature:		Date:	8 th February 2013
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**PLEASE RETURN THIS FORM BY
5PM ON FRIDAY 8th FEBRUARY 2013 TO:**
Forward Planning, Chesterfield Borough Council, Town Hall, Rose Hill,
Chesterfield, S40 1LP or by email to forward.planning@chesterfield.gov.uk