

**From:**Scott Nicholas  
**Sent:**Mon, 25 Jan 2021 13:14:39 +0000  
**To:**General Planning Enquiries  
**Cc:**Helen Frith  
**Subject:**Conservation Officer comments - CHE/20/00869/REM

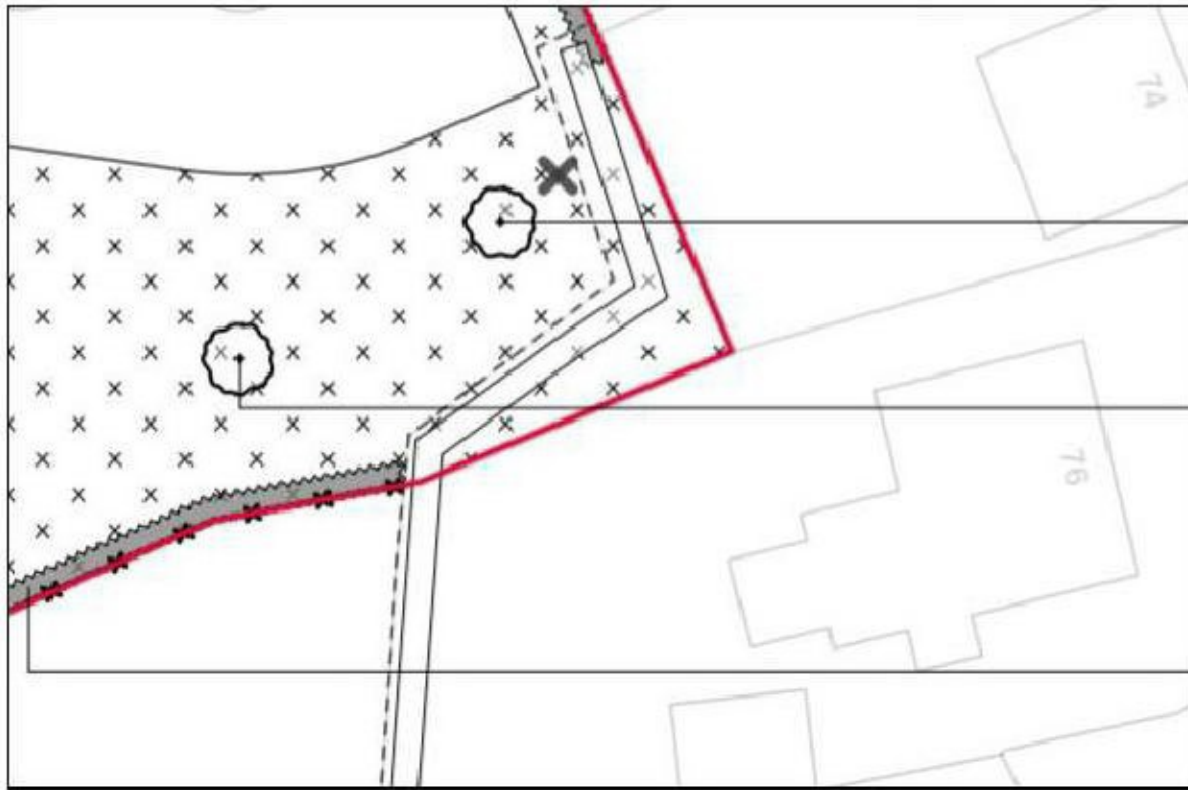
Helen,

***RE: CHE/20/00869/REM: Approval of reserved matters for 150 dwellings of CHE/18/00532/OUT ( Re-submission of CHE/16/00614/OUT). Outline application for proposed housing development with all matters reserved except the access, Land To The North Of Northmoor View Brimington.***

The applicant's previous Heritage Impact Assessment (re: CHE/16/00614/OUT) was robust in identifying those heritage assets that might be affected by the proposed development, i.e. grade II listed Manor House (76 Manor Road). The recommendation of the Assessment was that the design and layout of the proposed development and associated landscaping should be considered in relation to the westward views from/to Manor House.

This reserved matters application shows what could be considered a buffer zone between Manor House and the proposed new development (ref: Landscape Proposals 8881-L-102B). This area would be made up of 'amenity grassland' interspersed with 'sorbus Joseph Rock', 'prunus padus' and 'log piles (for biodiversity benefit). This grassland area; the rear garden of Manor House; and the proposed access road servicing the new houses, would when considered together, provide a fairly significant amount of open space to mitigate any impact on the setting of the grade II listed building. The design of the proposed houses to the west of Manor House would reflect neo-traditional volume house builder styles (i.e. 2-storey brick construction with pitched/gables roofs and some detailing and features around windows). The boundary treatment of the amenity grassland would, according to the Landscape Proposals, be 'post and rail fence'.

On this basis I have no objection to what is being proposed. My only recommendation would be to get more clarity about the exact type, size and extent of the proposed boundary treatments to the west of Manor House. Whilst the applicant has provided a Boundary Treatment Strategy (contained within the Landscape Strategy) it doesn't appear to show for instance the type of post and rail fence being proposed. Below is a snapshot taken from the applicants Landscape Proposals map showing the area I would be most concerned about:



Kind regards,

Scott

**Scott Nicholas BA (Hons), DipTP, MRes, MRTPI**  
***Conservation Officer***

Development Management

Planning Service

Town Hall

Rose Hill

Chesterfield

Derbyshire

S40 1LP

**Wednesday: Office based**

Thursday: Office based

Friday morning: Remote working

