

PLANNING, DESIGN AND ACCESS STATEMENT

Installation of New Bin Store, AC Plant
Equipment and General Plant Equipment.

Spire Walk, Spire Walk, Derby Road,
Chesterfield, S40 2WG

On Behalf of SpaMedica

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01 Introduction

- 1.1 This statement is submitted in support of a full planning application which seeks permission for external alterations, including a new bin store, AC plant equipment and general plant equipment at Spire Walk, Derby Road, Chesterfield, S40 2WG.
- 1.2 This statement should be read in conjunction with other supporting information supplied as part of the planning application including:
- Application Forms;
 - Location Plan (Drawing Number: EX01);
 - Existing Site Plan (Drawing Number: EX02);
 - Proposed Layouts (Drawing Number: SK01_C);
 - Proposed Site Plan (Drawing Number: SK02);
 - Existing and Proposed Elevations (Drawing Number: SK03);
 - Proposed Bin Store Details (Drawing Number: SK04); and;
 - Outdoor condensers specification.
- 1.3 The following sections of the statement provide a description of the site and its surroundings, details of the proposal, alongside an overview and assessment of the planning policy context relevant to the proposed development.
- 1.4 This statement demonstrates that, when considering local and national planning policy, the external alterations are acceptable in principle. There are no other material considerations which would render the proposal unacceptable in planning terms, therefore it is respectfully requested that the application is viewed favourably and approved without delay.

02 Site and Surrounding Area

- 2.1 SpaMedica (<https://www.spamedica.co.uk/>) currently operates nationally within the healthcare sector provided ophthalmology services as a partner of choice for the NHS. They are one of the larger providers of cataract surgery in the UK and undertake circa 200,000 eye surgeries per year, of which over 99% are for the NHS.
- 2.2 There are significant benefits to having a SpaMedica hospital nearby with dedicated modern eye facilities, operating with efficiency at a very high success rate. This significantly reduces referral to treat times from the local NHS average of 41 weeks for 9/10 patients.
- 2.3 The site is located in Chesterfield, a market town in the Borough of Chesterfield, Derbyshire. It can easily be accessed by many forms of transport, including Chesterfield Station (0.8 miles) as well as the A61, A619 and A617, which are all major roads going through Chesterfield. There is also a complete cycle network running past the site, providing greater accessibility. The site is not located within any environmental designations and there is a medium probability of flooding due to the site being located within Flood Zone 2.

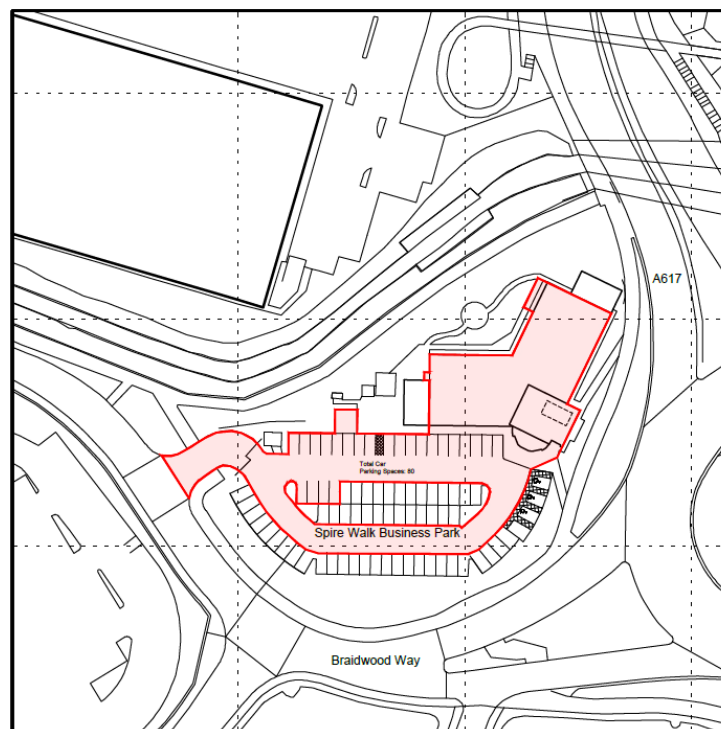


Figure 1: Site Location

2.4 The site sits within the administrative boundary of Chesterfield Borough Council. The site is currently referred to as an office building (B1 now class E) in a previous application (CHE/15/00707/COU) and this application has no restrictive conditions. The planning history reveals how the site was once utilised as an NHS centre, use class D1 (now class E(f)) on the 6th April 2010. There are no known restrictive conditions apparent from analysing the planning history.

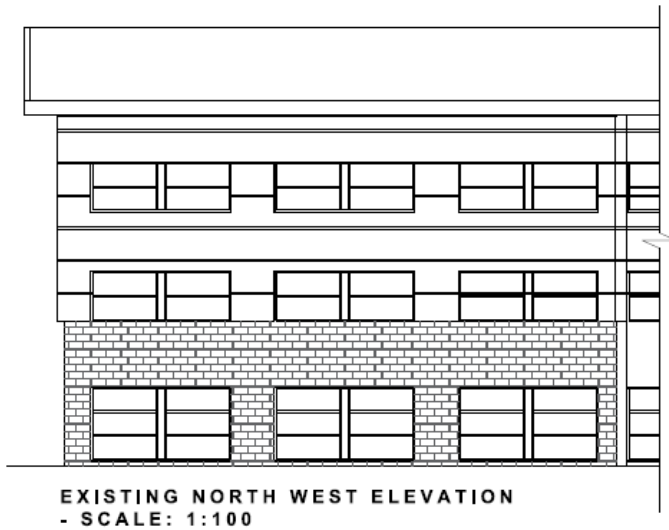


Figure 2: Existing elevations

03 Proposed Development



Figure 3: Proposed Elevations

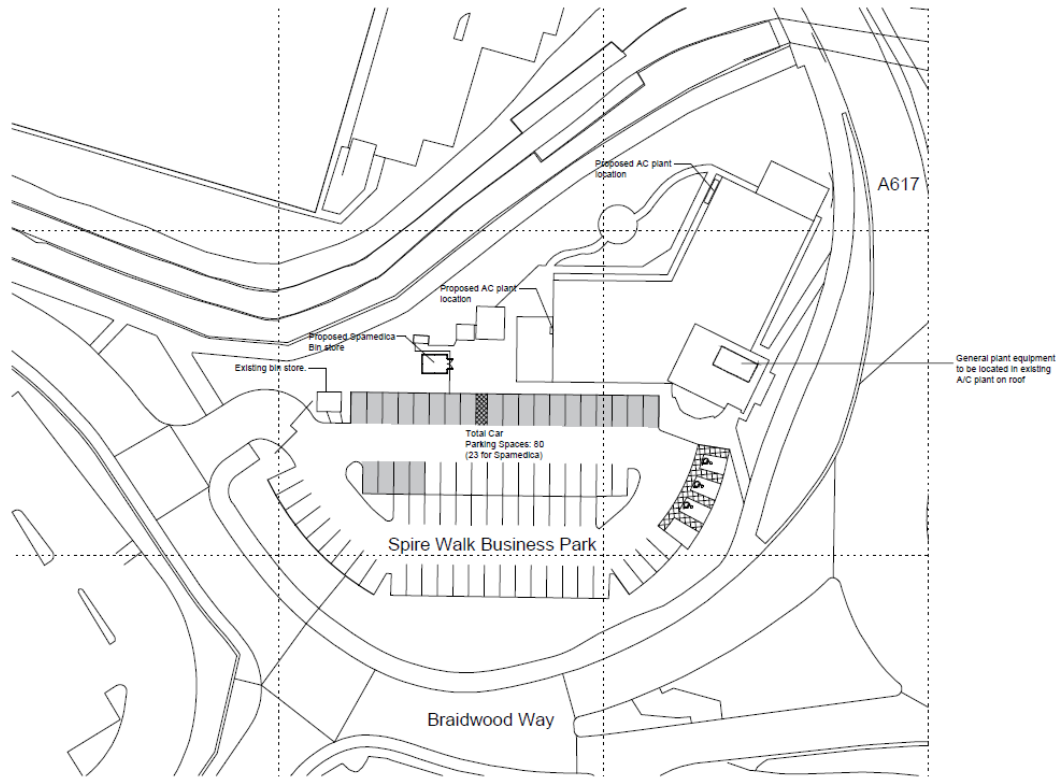


Figure 4: Proposed Site Plan

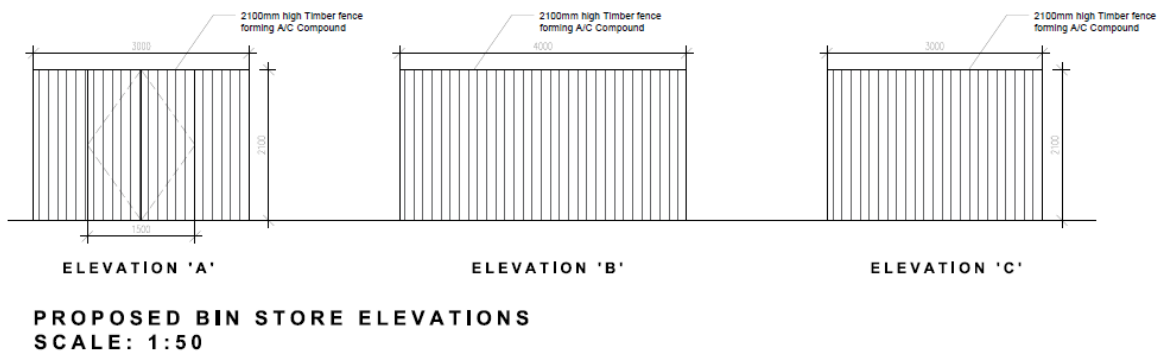


Figure 5: Proposed Bin Store Details

- 3.1 Planning permission is sought for the external alterations in relation to a bin store, external AC plant and general plant equipment to serve SpaMedica. The floor space of the building will remain the same.
- 3.2 One new bin store will be located to the northwest corner of the site with one existing bin store retained (figure 4). The bin stores will consist of a 2.1m high timber enclosed store measuring 4m x 3m or 12 sqm (figure 5).
- 3.3 The proposed AC plant will be located on the northwest elevation and an additional new comms room outdoor AC unit will be located on the west elevation (figure 6). There will also be an additional general plant equipment located on the roof. These models are of an unobtrusive design for easy installation and maintenance, offering advanced control options and quiet operation. The product specifications have been submitted alongside the statement. In total, there will be two AC vent grills, measuring 0.1 sqm each, and three new general outdoor AC units within a mesh cage, on the northwest elevation.
- 3.4 The proposed outside units are:
- AHU x 2
 - De-hum x 1 (the twin fan units located at the back of the building)
 - Treatment room x 1 (at the side elevation)
 - General x1 (located in the roof plant)
 - Comms x1 (located in the roof plant)
- 3.5 Details of the specifications will be submitted in addition to this statement.

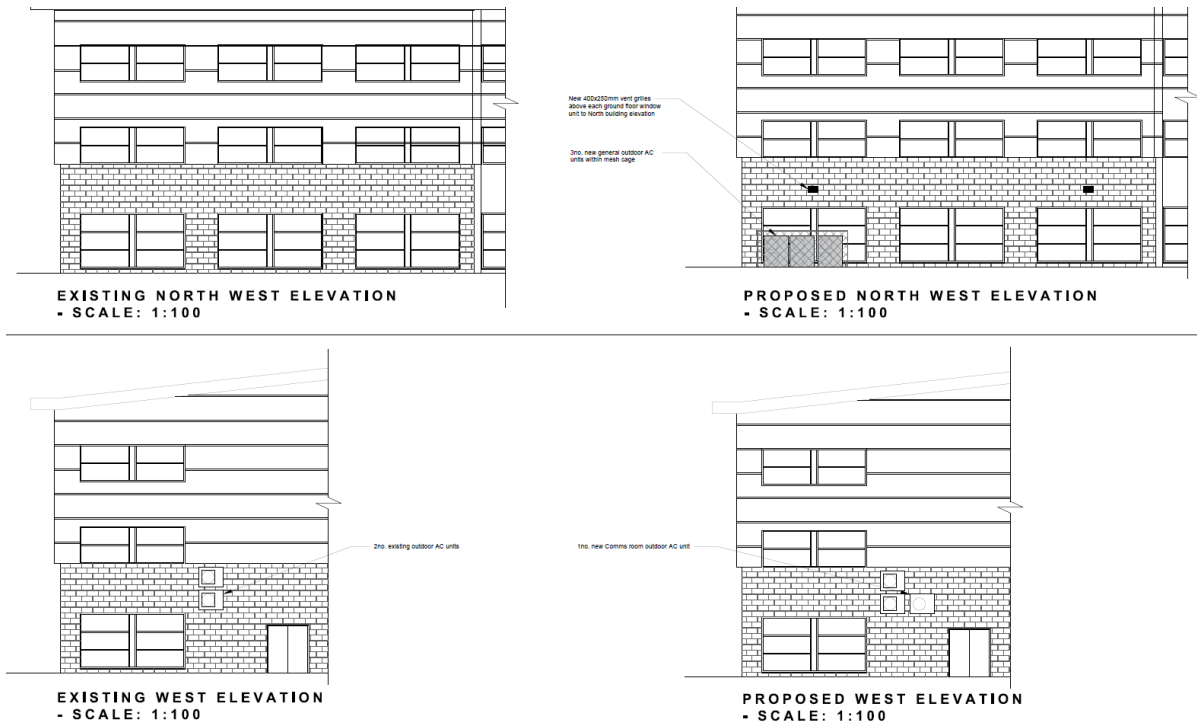


Figure 6: Proposed and existing elevations

04 Planning Policy and Legislation

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In addition, government policy, principally the National Planning Policy Framework published in 2023 (the Framework), is material to the determination of planning applications.

4.2 The statutory Development Plan against which this application should be determined comprises the Chesterfield Borough Local Plan, implemented in July 2020.

Chesterfield Borough Local Plan (July 2020)

Policy CLP8: Vitality and Viability of Centres

4.3 The council will support the role of the town, district, local service centres and local centres in providing shops and local services in safe, accessible, and sustainable locations. New development within centres shown on the Policies Map should make a positive contribution to the centre's viability and vitality, should be of an appropriate scale.

To ensure the vibrancy, inclusiveness and economic activity of the borough's centres, main town centre uses including health, leisure, entertainment, community facilities, sports, offices, art, food and drink, cultural and tourism facilities will be supported.

Within centres and Chesterfield Town Centre Primary Shopping Area (PSA) planning permission will normally be granted for A1 retail uses. For main town centre uses other than A1 retail, consideration will be given to the extent to which proposals accord with criteria below:

- i. Have a positive impact on vitality and/or viability;
- ii. Provide active ground floor uses;
- iii. Cater for a wide public through diversity of leisure and cultural attractions and events;
- iv. Contribute to an appropriate mix of licensed premises; and
- v. Contribute to efforts to tackle vacant, under-used and derelict buildings within centres, particularly in historic buildings.

Within Secondary shopping areas of Chesterfield Town Centre planning permission will normally be granted for any main town centre uses.

The Council will support the temporary occupation of empty buildings and cleared sites by creative industries and cultural and community organisations where they contribute to regeneration and enhance the character of the area.

Proposals for comprehensive redevelopment of a centre or part of a centre will be considered where the proposals can demonstrate the community benefits of redevelopment and justify any loss of retail facilities. The provision of new local centres may be considered where a need arises.

Policy CLP10: Social Infrastructure

- 4.4 Social infrastructure facilities will be permitted in and on the edge of the town, district and local service centres where they are accessible by public transport, walking and cycling, unless they are meeting a specific local need. Opportunities to deliver new or enhanced provision as part of new developments will be maximised, depending on the capacity and suitability of existing services.

Policy CLP20: Design

- 4.5 All development should identify and respond proactively to the character of the site and surroundings and respect the local distinctiveness of its context. The Council will support outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, provided that they complement the character and appearance of their surroundings. All development will be expected to:
- i. Promote good design that proactively contributes to the distinctive character of the borough, enriches the quality of existing places and enhances the quality of new places;
 - ii. Respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials;
 - iii. Be at a density appropriate to the character of the area whilst not excluding higher densities in and close to designated local, district and town centres;

- iv. Contribute to the vitality of its setting through the arrangement of active frontages, accesses, and functions, including servicing;
- v. Ensure that the interface between building plots and streets and also the boundaries of development sites and their surroundings are attractive and take account of the relationship between public and private spaces;
- vi. Provide appropriate connections both on and off site, including footpath and cycle links to adjoining areas to integrate the development with its surroundings;
- vii. Provide adequate and safe vehicle access and parking;
- viii. Provide safe, convenient and attractive environment for pedestrians and cyclists;
- ix. Preserve or enhance the landscape character and biodiversity assets of the borough;
- x. Be designed to be adaptable and accessible for all;
- xi. Have an acceptable impact on the amenity of users and neighbours;
- xii. Be designed to be safe and secure and to create environments which reduce the potential for crime;
- xiii. Minimise the impact of light pollution;
- xiv. Be able to withstand any long-term impacts of climate change.

National Planning Policy Framework (2023) 'NPPF'

- 4.6 The National Planning Policy Framework (NPPF) was published in September 2023 and provides overarching guidelines for the planning system that replace all previous planning policy statements and planning policy guidance notes. The document states that 'the purpose of planning is to help achieve sustainable development.' The central theme of the framework is a presumption in favour of sustainable development.
- 4.7 Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development.
- 4.8 Paragraph 83 states that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries, and

for storage and distribution operations at a variety of scales and in suitably accessible locations.

05 Assessment and Conclusion

- 5.1 The proposal involves minor external alterations to accommodate SpaMedica's site at Spire Walk, Chesterfield.
- 5.2 Policy CLP8 concerns the vitality and viability of centres, whilst policy CLP10 encourages opportunities to enhance provision in social infrastructure. In order to encourage vibrancy within the boroughs centre, health facilities will be supported. The proposal encourages vitality through the improvement of the health facilities – the proposals are required for the operational use by SpaMedica's employees and clients. The proposals will not adversely affect the amenity of the area due to the proposed sensitive locations of the bin store, AC plant and general plant within an already built-up commercial area. Therefore, the best design has been considered whilst also being functional to meet the occupiers of the building.
- 5.3 Policy CLP20 is regarding design and outlines how the council will support design more generally in areas providing they complement the appearance of the surroundings. It sets out a list of expectations for developments, including promoting good design and safety measures. As such, the design of the plant and bins are presented as part of this application. The bin and AC/general plants demonstrate good design standards and aim to not be intrusive on the surrounding area. They are sensitively located through the use of enclosing the bin store with timber and locating the general plant in existing A/C plant on the roof. The AC plant has been sensitively located at the rear elevations of the building.
- 5.4 Paragraph 81 of the NPPF states that decisions should help create conditions in which businesses can invest with significant weight placed on economic growth and taking into account local business needs. The proposal will enable a prospective occupier to be accommodated within the building to ensure it remains in use and continues to support the local economy.
- 5.5 Paragraph 83 states that plans and decisions should recognise and address the locational requirements for different sectors. Due to SpaMedica being a healthcare provider, it is

important that it has all of the correct facilities. With that in mind, this proposal is supportive of the policy.

5.6 In light of the above, the proposal is therefore considered to be acceptable in every regard.

Conclusion

5.7 This statement has demonstrated that, when considering local and national planning policy, the application for external alterations in relation to the installation of a bin store and AC plant will support the unit in its ongoing contribution to the local economy. There are no material considerations which would render the proposal unacceptable in planning terms, therefore it is respectfully requested that the application is viewed favourably and approved without delay.