Annex B
Variation of Condition 21
In pursuance of the powers vested in the Chesterfield Borough Council under the above Act and Orders, and with reference to your application (Office Code No. CHE/09/00778/REM1) submitted on the 23rd December 2009 and validated on the 25th January 2010 for variation of Condition 21 of planning permission CHE/0502/0312 (MEGZ) at Markham Employment Growth Zone, Markham Lane, Duckmanton, Chesterfield, Derbyshire, for Henry Boot Developments Ltd

In the manner described on the application, shown on the accompanying plan(s) and drawing(s) and in accordance with Outline Planning Permission Code No. , NOTICE IS HEREBY GIVEN that permission for the proposed development is GRANTED subject to the following replacement condition:-

In pursuance of the powers vested in the Chesterfield Borough Council under the above Act and Orders, and with reference to your application (Office Code No. CHE/09/00778/REM1) submitted on the 23rd December 2009 and validated on the 25th January 2010 for variation of Condition 21 of planning permission CHE/0502/0312 (MEGZ) at Markham Employment Growth Zone, Markham Lane, Duckmanton, Chesterfield, Derbyshire, for Henry Boot Developments Ltd

In the manner described on the application, shown on the accompanying plan(s) and drawing(s) and in accordance with Outline Planning Permission
NOTICE IS HEREBY GIVEN that permission for the proposed development is GRANTED subject to the following replacement condition:-

21. A maximum of 265,000sq.m of employment led (B1, B2 and B8) development within MEGZ shall be developed within the MEGZ site. No more than 25,000sq.m of B1 Business Use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended) shall be developed. Of the remaining 240,000sq.m no more than 76% (182,400sq.m) shall be developed for B2 General Industrial Use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended) and no restriction is placed on the proportion of the 240,000sq.m which is developed for B8 Storage and Distribution Use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended).

Reason for Condition

21. To allow for greater flexibility in the delivery of the Markham Vale scheme while ensuring the development takes place in accordance with the planning application as submitted and the effects as assessed on that basis in the En

21. A maximum of 265,000sq.m of employment led (B1, B2 and B8) development within MEGZ shall be developed within the MEGZ site. No more than 25,000sq.m of B1 Business Use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended) shall be developed. Of the remaining 240,000sq.m no more than 76% (182,400sq.m) shall be developed for B2 General Industrial Use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended) and no restriction is placed on the proportion of the 240,000sq.m which is developed for B8 Storage and Distribution Use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended).

Reason for Condition

21. To allow for greater flexibility in the delivery of the Markham Vale scheme while ensuring the development takes place in accordance with the planning application as submitted and the effects as assessed on that basis in the Environment Assessment and the supplementary documents accompanying the variation of condition 21 application; in accordance with Policies EMP1, TRS1 and TRS2 of the Replacement Chesterfield Borough Council Local Plan (adopted June 2006) and Policies 20 and 21 of the Regional Spatial Strategy (adopted March 2009).
**Reason for decision**

01. The proposal will not have any adverse transport implications and will not impact upon the delivery of the transport schemes associated with Markham Vale. The proposal will not jeopardise the opportunity to deliver employment opportunities or the delivery of employment land elsewhere. It is therefore considered to be in accordance with Policies EMP1, TRS1 and TRS2 of the Replacement Chesterfield Borough Council Local Plan (adopted June 2006) and Policies 20 and 21 of the Regional Spatial Strategy (adopted March 2009).

**Note**

01. The condition above only replaces Condition 21 of planning permission CHE/0502/0312, the developer is still bound by the other remaining conditions of that same planning permission.

Dated 23rd April 2010
Signed............................................................
Annex C

Site Occupation Plan, 2011