CHESTERFIELD BOROUGH COUNCIL

Statement of Consultation

Chesterfield Borough Local Plan

Submission Version

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1.0 Introduction

1.1. Background and Scope of Statement

The Chesterfield Borough Local Plan 2018 will replace the Chesterfield Borough Council: Local Plan: Core Strategy (2011-2031). It will set out the overall development strategy for the period from 2018 to 2033. It includes strategic policies as well as allocations for housing and employment sites.

This statement provides a summary of the consultation undertaken on Chesterfield Borough Local Plan (2018) to demonstrate compliance with Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended 2017) (the Regulations). The regulations state that this statement needs to set out the following information:

- which bodies and persons the local planning authority invited to make representations under Regulation 18 (**Appendix A**);
- how those bodies and persons were invited to make representations under Regulation 18 (**Section 4**);
- a summary of the main issues raised by the representations made pursuant to Regulation 18 (**Section 4.5**);
- how any representations made pursuant to Regulation 18 have been taken into account (**Section 4.6**);
- if representations were made pursuant to Regulation 20, the number of representations made and a summary of the main issues raised in those representations (**Sections 6 and 7**); and
- if no representations were made.

The statement details the consultation stages undertaken on the Chesterfield Borough Local Plan. **Table 1** outlines the stages of consultation that have taken place in the lead up to the pre-submission stage and details the next stages following the finalisation of the pre-submission version.

Table 1: Local Plan Consultation Stages

Stage	Description	Date Held
1	Sites & Boundaries Issues and Options Consultation	November 2012 – Feb 2013
2	Draft Local Plan Consultation	January 12th – February 27th 2017
3	Gypsy & Traveller Sites Consultation	February 12th – March 26th 2018
4	Pre-Submission Local Plan Consultation	January - February 2019
5	Submission of Local Plan to Secretary of State	June 2019
6	Public Examination of the Local Plan by a Planning Inspector	Autumn 2019
7	Consultation on modifications (if required)	Winter 2019/Spring 2020
8	Adoption of full plan by council	Spring/Summer 2020

The first two stages of consultation were undertaken in accordance with Regulation 18 of the Regulations. The third consultation was undertaken in January-February 2019, to satisfy the requirements for the final statutory consultation prior to submission of the Chesterfield Borough Local Plan to the Secretary of State, in accordance with Regulation 19 of the Regulations. All consultations were carried out in line with the councils' adopted Statement of Community Involvement (2014) and Communications and Engagement Strategy (2018).

The statement sets out the consultation process undertaken for each of the Local Plan consultation stages, detailing the methods used, the people and organisations consulted and the number of representations received. This statement provides a summary of the main issues that have arisen through the Regulation 18 consultation on the Chesterfield Borough Local Plan and shows how these issues have been addressed before summarising the main issues raised in relation to each policy within the Pre-Submission version of the Chesterfield Borough Local Plan.

1.2 Duty to Cooperate

The consultation has been undertaken in accordance with Section 110 of the Localism Act 2011 in that we have sought comment from neighbouring local planning authorities, county councils and other bodies with statutory functions to cooperate with each other on strategic planning matters. The Council has worked with neighbouring authorities in the preparation of the new Local Plan and continue to do so. A number of Statements of Common Ground are currently undergoing preparation to demonstrate the extent to which CBC has engaged partner organisations throughout the preparation of the plan.

2.0 Methods of Consultation

2.1 Consultation Scope and Aims

The National Planning Policy Framework (NPPF) states 155 that "early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential" – para 155. This document details how such early and meaningful engagement. In addition to the statement itself, appendices have been included which provide more detail on the various consultation events and methods of publicity.

The documents relating to each consultation stage (including the associated technical documents i.e. the Sustainability Appraisal and Habitats Regulations Assessment) were made available throughout the borough to ensure that respondents did not need to travel far to access hard copies of the consultation materials. **Figure 1** shows the distribution of deposit locations across the borough where documents and information on the consultation were made available during the stages of consultation.

- To ensure that all key stakeholders are fully aware of the need to produce and contents of the new Local Plan.

- To ensure that residents and other stakeholders are aware of the opportunities to respond to and comment upon the Local Plan.

- To ensure that the key themes of the Local Plan are presented in a manner that is accessible to all, allowing for a wide audience to engage in the process.

- To hold a range of events and exhibitions to convey the key themes of the local plan to enable the Forward Planning team to identify reoccurring themes and issues.

Figure 1: Map to Show Deposit Locations for Consultation Materials

3.0 Issues and Options Consultation

The Local Plan; Sites and Boundaries Issues and Options paper was consulted on over a 12 week period which was expanded to 14 weeks between 16th November 2012 and 22nd February 2013. A total of 215 separate individuals or organisations submitted representations, making 723 representations. The main issues raised alongside any changes/additions made to the Draft Local Plan as a result are set out in the 2016 Statement of Consultation which is presented within Appendix 9.

4.0 Draft Local Plan Consultation

The public consultation on the Draft Local Plan, including the associated technical documents (i.e. the Sustainability Appraisal and Habitats Regulations Assessment), commenced on 12th of January 2017 for six weeks, closing at 5pm on the 27th of February 2017.

The consultation was designed to be as far reaching as possible and several methods were employed:

4.1 Statutory methods

- Formal press notifications for the start of consultation;
- Information publicised on the council's website;
- Letter and email notification to statutory consultees;
- Letters and emails to non-statutory consultees on our database;

- Documents and information available at council offices (Town Hall and Contact Centre) and libraries across the borough

4.2 Non-statutory methods

- Press release to local media outlets;
- Twitter feeds (via @ChesterfieldBC) and Facebook posts;
- Consultation posters/leaflets – with assisted distribution throughout the borough to promote consultation (**Appendix 4**);
- Councillor workshops for member involvement;

Letters and emails (depending on previously stated preference) were sent to all residents and businesses on the Council's Local Plan database in addition to statutory consultees. The contacts within the database totalled 1,401. Where email addresses were no longer valid, effort was made to update the address by contacting the business or organisation in question. The notification set out details of the consultation and invited recipients to attend the public drop-in events that would be taking place. The full list of the Council's statutory consultees and descriptions of the general consultee bodies are presented in **Appendix 1.**

Social media and the Council's website were also used to issue a press statement on the Local Plan consultation which was widely disseminated online. Tweets (via "@ChesterfieldBC") and Facebook posts were scheduled between January and February 2017 to encourage residents to take part in the consultation. There were regular tweets either promoting drop in events, press releases or the consultation itself. The press release and example Tweets can be seen in **Appendix 2** which details the publicity around the draft Local Plan.

4.3 Participation

Participation in the consultation was facilitated through the Council's website. All documents were available to view online and comments could be made via a downloadable form. Residents and specific consultees were able to return the consultation in person or by post. Comments were also accepted by email to the Council at Local.plan@chesterfield.gov.uk. Paper versions of the consultation form were also available at libraries, the Town Hall and the contact centre for those who preferred to submit their response by post or hand.

4.4 Events Held for Draft Local Plan Consultation

The following methods of consultation were carried out throughout the Local Plan consultation period. Summaries of the comments made at the events are presented in Appendix 3.

Table 2: Record of Events Held

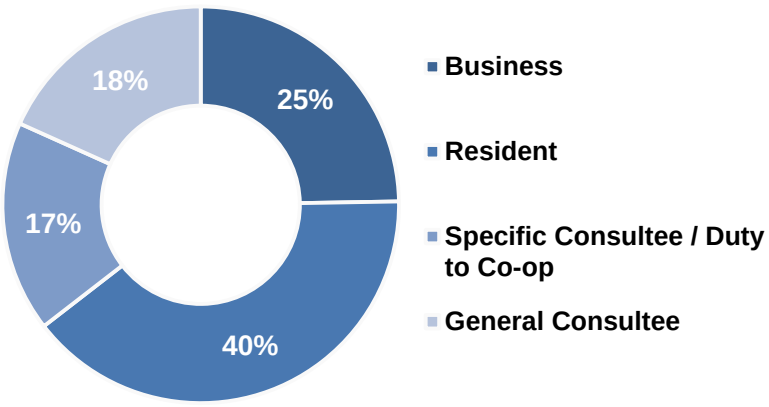
Event Held	Description	Date and Venue	Attendees
Community Assembly Presentation Evening	The Forward Planning team gave a presentation which detailed the key points of the draft local plan and details of consultation. Subsequent events were advertised.	11th January 2017	75
Awareness Raising Events	Awareness raising stalls were booked with objective of raising awareness of the Local Plan consultation and to distribute summary leaflets detailing how to get involved. Large A0 maps were available for residents to see how the new draft Local Plan may affect their locality.	17th January (10-16:00) Staveley Marketplace 19th January (10-18:00) Chesterfield Pavements Centre	40 150
Exhibition	An exhibition ran until 8pm to allow those working in the daytime to attend. A presentation on the local plan was placed on loop and planning officers were available to answer any queries on the plan and proposed allocations. An interactive version of the plan was available which allowed residents to enter their postcode to see how the local plan affected their locality and easily look up any supplementary data relevant to each allocation (e.g. potential housing capacity and reference numbers). Copies of all documents were available to look at alongside some boards which looked at the town centre in focus and summarised the key policies and strategic sites. The event highlighted a wide range of issues and comments on the local plan policies and allocated sites.	6th February (12:00-20:00) – Chesterfield Assembly Rooms	80
College Outreach Event	A stand was booked in the main Heartspace of Chesterfield College to engage the students and staff in the consultation process. Students were asked to think about their priorities for the development of Chesterfield via a dot voting exercise. Whilst the number of students that engaged with the stall was relatively low (15-20) a number of conversations highlighted the following as priorities amongst young people: - the provision of affordable housing - the improvement of transport links within the town centre (higher frequency of bus services) - large multi-use developments such as Waterside coming to fruition.	10th February (11:30-13:30) Chesterfield College	20

Images taken at the various Draft Local Plan consultation events

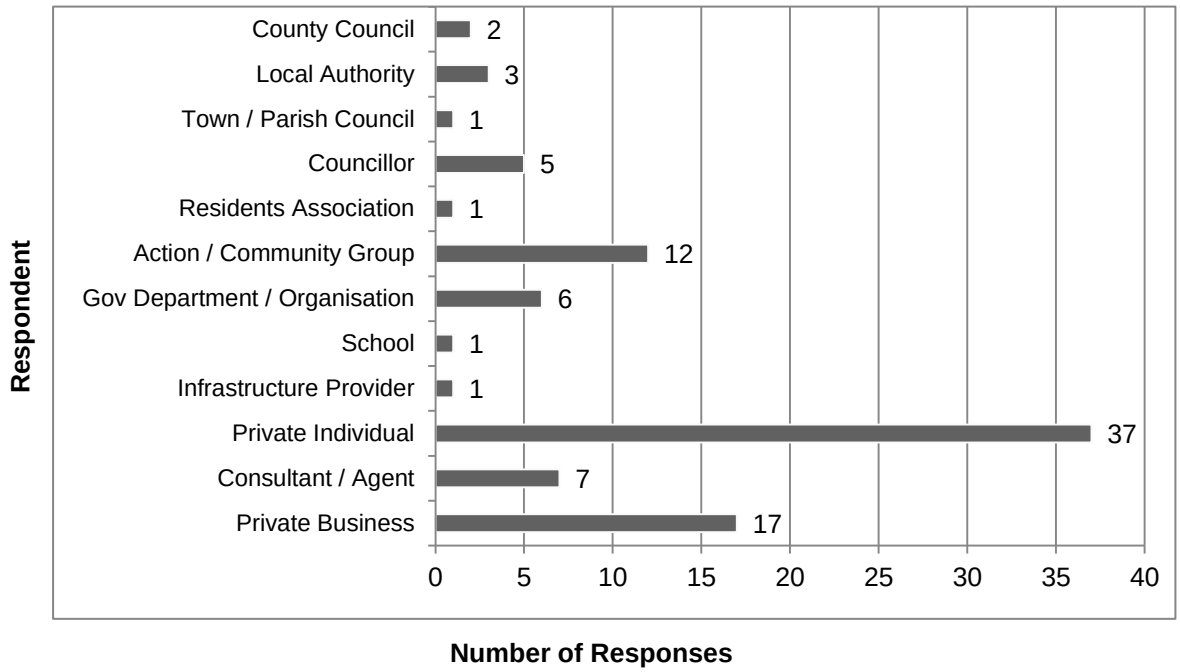
4.5 Response to the Consultation

In total 612 representations from 93 contributing consultees were received to The Draft Local Plan consultation. All representations were available for public inspection at the Council offices during normal office hours and redacted copies were available to view and access on the Council website after the consultation closed. Of the respondents 40% were from residents and 25% from businesses with the remainder being from general and statutory consultees (Graph 1). Graph 2 below shows a detailed breakdown of representees, of the statutory and general consultees there were a number of responses from community / action groups, government organisations and local government institutions. Of all of the individual comments, 37% were objecting to a specific site or policy and 27% of the comments expressed support (Graph 3). The main issues raised in relation to each policy are covered in sections 4.5.1 and 4.5.2 below. Full summaries of the representations to the Draft Local Plan and Council's responses to them are presented in Appendix 10.

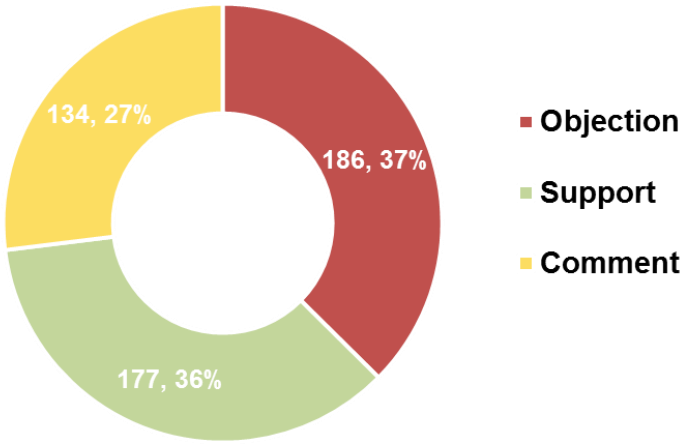
Graph 1: Representees to the draft Local Plan



Graph 2: Breakdown of Respondents



Graph 3: Nature of Responses



4.5.1 Objections

- Policy CS10 (Flexibility in Delivery of Housing) which details the sites explored as potential housing sites under the Land Availability Assessment received the most objections at the Regulation 18 stage of consultation. This housing policy raised the most objections amongst residents who identified concern over the potential allocation of particular sites. There was also concern over the range of housing (Policy CS11) where representees were keen to see more done to meet the requirement of the Borough's demographic profile through improving the range of housing.

- The larger planning consultancies (which act as agents for developers interested in specific sites within the Borough) raised concerns over the validity of the Strategic Housing Market Assessment, the method used to calculate the housing target and the deliverability of strategic and reserve sites within the plan period.
- Potential housing sites at Lodge Close and Calow Lane received the most objections in addition to the allocation of a Regeneration Priority Area at Duckmanton. Lodge Close has already been rejected at planning committee however its inclusion within the draft local plan was deemed to be appropriate given that the decision had not yet been taken. Concerns regarding the Calow Lane site predominately related to traffic congestion and access issues.
- Policy CS1 (the Spatial Strategy) received a wide range of objections relating to the use of greenfield sites, the validity of the Strategic Housing Market Assessment (in its approach to calculating the housing shortfall and allocation of land) and the Employment Land Requirement study's lack of consideration of HS2.
- The Mastin Moor and Duckmanton Regeneration Priority Areas (RPA) received objections owing to the impact on the character of the existing community and the proposed use of greenfield sites. Both the Staveley and Rother Valley (PS5) and Mastin Moor RPA sites have received objections from consultancies with clients developing the areas looking for minor changes in the policies that better represent development aspirations.
- With regards to Policy CS5 objections, some residents feel as though the allocation of wind turbine areas will have a detrimental impact on landscape character, wildlife and the setting of heritage assets.
- Concern has been raised over the Percent for Art Policy under CS18 (especially the linkage to development value rather than cost) and request that the scheme should be subject to viability.
- Policy CS9 has been critiqued by sports England as the Play and Open Spaces Strategy is deemed to be out of date and requires revision in line with circumstances relating to specific sites. The adoption of a 'standards' approach for sports provision is also questioned as it does not draw upon local evidence.

4.5.2 Support

- The policies with the most support include CS10 (Flexibility in the Delivery of Housing), the Spatial Strategy (CS1), the regeneration priority areas, Green Infrastructure and Biodiversity, Major Transport Infrastructure and the Canal Corridors. The number of associated objections has been included for context.
- With regards to the environment the comments supported the commitment to the Biodiversity Action Plan and welcomed work to update the Greenprint for Chesterfield. Also welcomed was the protection afforded to ancient and non-ancient woodland and the recognition of the importance of green infrastructure. The restoration of the canal was also supported in relation to environmental and heritage benefits.
- Support under Policy CS1 related to the inclusion of reserve sites within the local plan, the method of dealing with historic housing under delivery and the inclusion of strategic gaps and green wedges.

- Under CS10, support was received predominately from developers keen to see their sites included within the plan and one resident who had undertaken an evaluation of each of the sites included as potential housing allocations. Comments of support were also received for housing in the RPA designations.
- Under Policy CS21 (Major Transport Infrastructure) most comments expressed support for the Hollis Lane Link Road.

4.6 Consideration of Representations made at Regulation 18

Regulation 22 requires a statement of how issues raised at Regulation 18 have been considered in the Chesterfield Borough Local Plan. A number of objections and comments were received in relation to the draft Local Plan. Some of these representations have resulted in changes to the Pre Submission Plan that increase accuracy, clarity and compliance with the NPPF. Further work completed as part of the Land Availability Assessment process and updates to the evidence base have also resulted in changes to the Local Plan. A summary of the key changes by local plan topic (in response to the draft local plan representations) is presented in the tables below. The representations to the Draft Local Plan and officer responses to them are presented in Appendix 10.

4.6.1 Strategic Objectives and Vision

Strategic Objectives and Vision	
The Gospel Hall Trust commented that insufficient evidence is given to the needs of faith communities and suggested some appropriate wording.	An additional point has been added as follows: "Everyone has access to social infrastructure, including community, leisure, religious, education and health facilities including local shops, public houses and places of worship."
Derbyshire County Council note that the Safeguarding Support Paper identified 4 ready mix concrete and 1 coated road stone sites in Chesterfield that merited consideration for safeguarding. The Mineral Planning Authorities request that the LPCD should include recognition of this situation and ensure an appropriate method of safeguarding.	Criteria LP2 now contains reference to ensuring 'the long term protection of safeguarded Minerals Related Infrastructure as identified in the DDMLP and shown on the Policies Map' subject to further detail from DCC in terms of site plans. The plans have been requested.

4.6.2 Homes and Housing

Housing Allocations	
Objections were received in relation to sites H6, H10, H13, H15, H19, H22, H23, H24, H25, H31 H34, H35, H38, H40, H43, H62, H67, H69 and H15. Duckmanton RPA and Mastin Moor RPA also received objections. Objections were also received for the exclusion of sites with planning permission such as the land off Loundsley Green Road, Land at Brookside Glen and land to	All sites were subjected to further assessment using the council's Land Availability Assessment Methodology before a decision was taken on whether to progress each site to the next stage of plan-making. The Council's Site Selection Paper (2019) describes the process for allocating sites within the Pre-Submission plan. The outcomes of the site selection process are available on the Council's Land Availability Assessment page.

the East of Rectory Road, Duckmanton. Support was received for numerous proposed allocations. Support was also received for the Mastin Moor RPA, Land off Harehill Road, Land at Fields Farm Newbold and LAA IDs 294 and 295. Comments were received in relation to sites H17, H30, H31, H40, H43, H45, H48, H54 and H56.	The proposed allocations have been included within the Pre-Submission Local Plan alongside the latest estimates of potential housing capacity as derived from the LAA. Although previously listed as a reserve site in the Draft Local Plan, the land at Dunston is now included as a Strategic Site and Locations policy (SS6). Further LAA work and the Sustainability Appraisal has determined the site to be suitable for inclusion in the Pre-Submission plan as an allocation.
Housing Requirement	
Several objections were received in relation to the housing target within the draft local plan and recommended an increase.	The updated SHMA and LHN have informed the next stage of the Local Plan and the justification to the approach taken within the Pre-Submission plan is detailed within the Council's Housing Topic Paper. The figures relating to the objectively assessed need have been updated in line with the SHMA. The approach to housing shortfall has been set out within the Housing Topic Paper (2019).
Range of Housing	
Chatsworth Settlement Trustees' representation questioned the reduction of the threshold for affordable housing given the expression of a preference without viability testing given this change may impact upon the delivery of residential development sites placing additional burdens on developers.	The threshold in the Pre Submission plan follows the publication of updated recent government guidance and has been tested through a whole plan viability appraisal. The proportion of affordable housing has been reduced from 30% to 20% to reflect the updated viability study. A preference for shared ownership has been included in Policy LP5 owing to the evidence of need presented within the updated SHMA. In addition a sentence has been added to support proposals for new registered care facilities for older people.
RPAs	
The strategy of allocating RPAs was largely supported	Further minor changes have been made to improve the accuracy of the policy and supporting text and strengthen it with regards to the delivery of environmental and biodiversity benefits.

4.6.3 Jobs Centres and Facilities

Employment	
North East Derbyshire District Council stated that the employment land methodology does not appear to follow government guidance by taking into account forecasts, and past take up rates in line with the NPPG 'Economic Development Needs Assessments'. The plan should include a table identifying which sites contribute to the target.	Further work has been undertaken on the employment land target and a list of sites required to meet this target has been included within the Pres Submission Plan. An Employment Land Topic Paper (2019) has been prepared which details the methodology and supply. Employment targets have been updated accordingly within the Pre-Submission version of the Local Plan and a Table of Employment Land Supply is included.

Inconsistencies were also noted between the plan period and calculation of the employment land requirement.	
Retail and Centres	
And additional clause to CS15 was recommended to promote and support cultural activity in town centres.	Creative, cultural and community uses broadly fall within main town centre uses and as such the policy criteria allows for such uses within centres, either permanently or on a temporary basis. The suggested change has been made to provide more positive emphasis to Policy LP9.
The expansion of the Chatsworth Road District Centre was recommended by Lidl.	The Chatsworth Road District Centre has been extended to include the whole Lidl site as the outcome of the planning application for the store has been determined. Minor referencing changes have been made in the table of Hierarchy of Centres amended and 7.16 as recommended by Derbyshire County Council.

4.6.4 Infrastructure Delivery

Infrastructure Delivery	
Derbyshire County Council (DCC) expressed concern over the level of detail provided on viability or deliverability issues in the Borough and how these issues would be addressed.	A viability study has been undertaken and the results have been reflected in the Pre-Submission Local plan e.g. the reduction of the rate of affordable housing provision required to 20%.
DCC were keen to see a reference to the Minerals and Waste Local Plan.	A reference to the Minerals and Waste local Plan has been added to the supporting text, recognising their importance in supporting the growth of the local economy. Further explanatory text has been added after para 5.2 to provide clarification around the Regulation 123 list as per DCC's comments and enhance accuracy.

4.6.5 Environmental Quality

Renewable Energy	
Many objections to renewable energy were submitted on the grounds of impact on landscape character and the setting of heritage assets.	LP13 outlines the circumstances under which renewable developments will be supported and remains largely unchanged as the policy is sufficiently robust to ensure that any impacts are acceptable. A minor amendment to recommend pre-application advice with the Environment Agency has been made. Areas identified as Suitable for Wind Energy

	Development' are no longer to be defined on the Policies Map as applications will be decided on a case by case basis in line with the criteria presented in LP13.
Environmental Quality	
Objections have been received to CS8 as the wording suggests that developments that make an AQMA worse can be considered. Natural England seeks the protection of soils within the policy.	The sentence "unless there are significant material considerations that would outweigh the harm" has not been included within policy LP15. The policy has also been updated to take account of existing and future Air Quality Management Area designations. LP15 has been amended to include a section under Soil and Agricultural Land Quality which reflects the NPPF (Paragraph 112) and incorporates an element on soil conservation. Other minor wording changes such as the addition of a reference to tranquillity and references to the ecological quality of water have been made to ensure consistency with the NPPF.
Flood Risk	
The Environment Agency notes that a Flood Risk Investigation is currently being prepared for Chesterfield, to support the LP process (to be completed approx. September 2017) and requests that reference is made to requiring proposals to consider the findings of the Investigation. Wording alterations are also suggested to ensure to ensure that all planning decisions are made against the best available flood risk information at any time. Amendments are also sought to policy CS7 by the Environment Agency to increase policy soundness and to request the insertion of a water efficiency standard.	The proposed changes have been made. A statement of common ground has been prepared in conjunction with the Environment Agency to clarify the position and status of the updated flood risk modelling work alongside the implications it has for any local plan allocations. This Statement of Common Ground confirms the agreement between all parties that the current site specific sequential assessments use the existing best available flood risk data at the time of undertaking the assessments, which is also to be found in the existing SFRA. It confirms that once the Chesterfield Flood Risk Investigation has been released by the Environment Agency, Chesterfield Borough Council commits to re-engaging with all partners in applying the new data to inform an early review of the approach to flood risk policy in the Local Plan both within the policy in the Local Plan, and to determine whether an addendum to the existing SFRA is required, in order to continue to ensure that the highest sensitive uses are directed to the areas of lowest flood risk, in line with national policy. The suggested changes have been incorporated within Policy LP14 of the Pre-Submission version of the Local Plan. The policy states that development proposals will be expected to demonstrate that water is available to support the proposed development and that they meet the optional Building Regulation water efficiency standard of 110 litres per occupier per day. Further minor changes have been made to enhance clarity.

4.6.6 Green Infrastructure, Biodiversity and Geodiversity

Green Belt	
Several representees seek a green belt review to make further areas of land available for residential development.	The Green Belt remains unchanged with the exception of minor changes between Mastin Moor and Netherthorpe to ensure the boundary follows identifiable features on the ground and a number of other minor corrections for accuracy.
Green Wedges and Strategic Gaps:	
Objections were received to the boundaries drawn in the 2017 consultation on the draft new Local Plan, citing inconsistency with the NPPF, enhanced pressure on green belt, and growth restriction.	The Council believes that the approach taken is effective, justified and sound and wishes this to be tested at examination and no significant changes were made following the 2017 consultation.
Green Infrastructure:	
Natural England commented on the 2017 consultation on the draft new Local Plan that they supported the overall aim of the Green Infrastructure and Biodiversity policy and the provision of a separate policy for open space and sports, but suggested that the Green Infrastructure and Biodiversity policy could be strengthened and clarified.	Accordingly amendments were made for the submission version of the Local Plan; Policy LP15 was amended to cover soil and agricultural land quality. Submission Policy LP16 was created using the wording of the adopted Core Strategies policy CS9 to cover Green Infrastructure and the supporting text amended to reflect the intended strategic approach to GI as required by the NPPF. Submission Policy LP17 was created to recognise the hierarchy of designated nature conservation sites as well as the avoidance-mitigation-compensation hierarchy, reflecting the requirements of the NPPF. The explanatory text was amended to acknowledge the work of the Council on updating 'A Greenprint for Chesterfield' which includes the identification of an ecological network and other mapping to meet the requirements of paragraph 174 (a) of the NPPF.
Open Space and Outdoor Sports:	
Sports England and Transition Chesterfield commented during the 2017 consultation on the draft new Local Plan that the evidence supporting the proposed policy CS9(b) Open Space, Play Provision, Sports Facilities and Allotments required updating (in the case of the Playing Pitch and Outdoor Sports Strategy), and was not backed up by robust and comprehensive evidence for all open space typologies (in	Following the 2017 consultation response, the Council commissioned a new open space assessment and also work to develop strategy and policy for public open space. Accordingly, the consultant Knight, Kavannah and Page (KKP) carried out in 2018 a comprehensive public open space assessment for the Council, covering all relevant typologies but specifically excluding outdoor sports (being covered by separate guidance). This work has provided a robust, up to date and comprehensive evidence base for public open space within the

the case of the Parks and Open Spaces Strategy). Given the limited evidence Sports England concluded that a presumption in favour of retention of sites was the only appropriate approach. One representation notes the poor quality of cricket facility provision around Cutthorpe. The potential for inappropriate loss of sports facilities was highlighted for White Bank Close, a housing allocation which affects sports facilities.	borough, providing the evidence for a standards based approach to appropriate types of open space where new major development is proposed or planned. A standards approach will not be applied in the case of sports facilities. The policies map for the submission version of the Local Plan reflects the audit carried out by KKP in respect of publically accessible open spaces over 2ha in area.
Walking and Cycling Infrastructure:	
During the 2017 consultation on the draft new Local Plan the Council received several positive comments in relation to the proposed walking and cycling policies as far as Green Infrastructure is concerned, with support for a better, safe and convenient walking and cycle network to promote both modes of transport for residents and visitors. Comments included those reinforcing the importance of planned high quality infrastructure to connect with the existing and planned strategic cycle network and also prioritisation of walking and cycling within new development.	Amendments were made to make specific reference to links to wider national walking and cycling networks in the submission version of the plan and also to ensure that the Chesterfield and Staveley Regeneration Route conserves and enhances the route of the Chesterfield Canal and the Trans-Pennie Trail and make safe and convenient access to these routes. An amendment was also made to refer to provision being made for walking and cycling in relation to Markham Vale employment area. The strategic cycling and walking network is shown on the constraints map for the Local Plan, whilst the draft second edition of 'A Greenprint for Chesterfield' shows a revised green infrastructure map which includes existing rights of way, existing and proposed strategic walking and cycling network routes. Proposed submission policy LP16 Green Infrastructure protects greenways and seeks to enhance connectivity between and public access to; green infrastructure whilst also protecting and increasing the opportunities for cycling, walking and horse riding.

4.6.7 Design and the Built Environment

Design and the Built Environment	
Plan is not clear if the sustainable design policy is supported by viability evidence and takes into account Building Regulations.	A Whole Plan Viability Assessment has been completed that supports the Local Plan and assesses the combined impacts of Local Plan policies on development viability. Minor changes to policy wording have been made at the request of Derbyshire County Council.
Historic Environment	
Historic England made several suggestions	References to 'industrial heritage', 'Chesterfield Canal'

to improve the detail, accuracy and alignment of the policy with the NPPF, including the need for heritage impact assessments. Chesterfield Civic Society requested the designation of a Conservation Area to protect the Victorian residential area of Lower Newbold, alongside consideration of future treatment of whole area between West Bars and Sheffield Road.	and 'non-designated heritage assets' have been added to the supporting text of LP19 and the word 'preserve' has been changed to 'conserve' in the policy itself to reflect the NPPF. An additional bullet point has been added to policy CS19 regarding appropriate archaeological assessment using the suggested wording. Wording has been added to the Making Great Place policies to reflect the need for Heritage Impact Assessments. Other minor changes have also been made to increase detail, accuracy and alignment with the NPPF as per Historic England's suggestions. The Local Plan does not designate Conservation Areas, which are dealt with through a separate process. The Civic Society's comments were passed on to the conservation officer.

4.6.8 Travel and Transport

Travel and Transport	
Derbyshire County Council recommended that the Policy is strengthened by the Inclusion of a more hierarchical approach to the management of travel demand, thereby providing a policy basis to strengthen delivery of sustainable transport networks. Some further alterations were sought to CS20 to ensure compliance with the NPPF including the addition of an additional criterion "vii Local Car Ownership Levels".	Policy CS20 has been reworded to reflect more positively the hierarchy of transport interventions and provide more detail on how levels of car parking will be assessed. The proposed changes have been made to ensure accuracy and consistency with the NPPF.
Chesterfield Cycle Campaign noted that there was no commitment in this policy by the Borough Council to actively add to the networks through planning gain or where the borough council has responsibility for the route.	A paragraph has been added to recognise CBC's commitment to working with partners including Derbyshire County Council and Chesterfield Cycle Campaign to improve and expand the network of cycle routes in and beyond the borough and will seek developer contributions / CIL where appropriate.
Historic England and the Chesterfield Cycle Campaign raised the need to identify solutions within any Major Transport Infrastructure proposals to safeguard the route of the Chesterfield Canal in line with draft Policy LP2.	Additional text has been inserted at end of paragraph "Proposals for the CSRR will need to identify solutions to safeguard the route and setting of the Chesterfield Canal in line with policy LP2." The HS2 growth strategy has been reflected within the Pre-Submission plan. The supporting text has also been updated to reflect the latest position on HS2 and the Staveley IMD.

4.6.9 Strategic Sites and Locations

Strategic Sites and Locations	
A number of minor comments and objections were received in relation to the Strategic Sites and Locations policies regarding accuracy, compliance with the NPPF and flexibility.	Reference to cultural venues has been added to SS1 as per the recommendation of the Theatres Trust. Reference to 'financial and professional services' has been added to the third bullet point in SS3 to reflect the outline planning permission more accurately. An amendment has been made to SS4 to direct applicants make appropriate provision for walking and cycling access to development in accordance with policy CS20. Wording for the Works Road Character Area (SS5) has been amended to "Canal-related commercial activity including food and drink uses (A3 and A4) and employment (B1), including provision for moorings, in the location of the former canal wharf to the east of Hollingwood Lock" to allow for more flexibility. Further minor wording amendments have been made for accuracy and clarity. SS7 (Chesterfield Railway Station) has been added as a Strategic Site / Location policy to recognise the preparation of a masterplan / development framework that will maximise the regeneration benefits of HS2.

5.0 Gypsy and Traveller Sites Consultation

The public consultation on the Gypsy and Traveller Sites, including the associated technical documents (i.e. the Sustainability Appraisal and Habitats Regulations Assessment), commenced on 12th of February 2018 for six weeks, closing at 5pm on the 26th of March 2018.

5.1 Statutory Consultation methods

- Formal press notifications for the start of consultation;
- Information publicised on the council's website;
- Letter and email notification to statutory consultees;
- Letters and emails to non-statutory consultees on our database;
- Documents and information available at council offices (Town Hall and Contact Centre) and libraries across the borough

5.2 Non-statutory Consultation methods

- Press release to local media outlets;
- Twitter feeds (via @ChesterfieldBC) and Facebook posts;
- Youtube video explaining the consultation
- Councillor workshops for member involvement;

Letters and emails (depending on previously stated preference) were sent to all residents and businesses on the Council's Local Plan database in addition to statutory consultees. The contacts within the database totalled 1,330. Where email addresses were no longer valid, effort was made to update the address by contacting the business or organisation in question. The notification set out details of the consultation and invited recipients to attend the public drop-in events that would be taking place. The full list of the Council's statutory consultees and descriptions of the general consultee bodies are presented in **Appendix 1.**

Social media and the Council's website were also used to issue a press statement on the Local Plan consultation which was widely disseminated online. Tweets (via "@ChesterfieldBC") and Facebook posts were scheduled between February and March 2018 to encourage residents to take part in the consultation. There were regular tweets either promoting drop in events, press releases or the consultation itself. The press release and example Tweets can be seen in **Appendix 5** which details examples of the publicity and social media activity around the Gypsy and Traveller Sites consultation.

Response forms and Frequently Asked Questions Sheets were distributed at the consultation events (see **Appendix 5**), Chesterfield and Staveley libraries and in the Council's contact centre. There was an unmanned display at the contact centre for the entire six week period. Copies of the consultation materials were also made available to view at the Town Hall, at all libraries throughout the Borough and in the Contact Centre.

5.3 Participation

Participation in the consultation was facilitated through the Council's website. All documents were available to view online and comments could be made via a downloadable form. Residents and specific consultees were able to return the consultation in person or by post. Comments were also accepted by email to the Council at Local.plan@chesterfield.gov.uk. Paper versions of the consultation form were also available at libraries, the Town Hall and the contact centre for those who preferred to submit their response by post or hand.

5.4 Events Held for Gypsy and Traveller Sites Consultation

Objectives:

- Provide an opportunity for in-depth one to one or small group discussion on the potential sites
- Identify the reoccurring themes and key issues
- Present more detailed information on specific areas of interest
- Capture views of various members of the community by holding events at different locations in the borough.

Table 3: Record of Events Held

Event Held	Description	Date and Venue	Attendees
Member Briefing Session	The Strategic Planning team held a drop in session for all local members in advance of the public consultation starting.	Chesterfield Town Hall	15
Public Drop in Events	Large scale copies of the site maps were available to look at alongside some boards which summarised the key aspects of the consultation. Copies of the response form and FAQ sheets were available to take away. Two events were rescheduled at short notice due to Heavy Snow. Despite this, in total, the events were attended by approximately 200 people and highlighted a wide range of issues and comments on the potential sites.	• 28th February – Inkersall (12:00-18:00) • 1st March – Grangewood (12:00-18:00) • 2nd March – Barrow Hill (12:00-19:00) • 5th March – Newbold (12:00-18:00) • 6th March – Chesterfield Town Hall (12:00-19:00) • 9th March – Mastin Moor (12:00-18:00)	200

Left: Example of poster used at consultation events

Right: Residents engaging with Planning Officers at one of the Drop-In Session.

5.5 Response to Consultation

A total of 749 representees responded to the Gypsy and Traveller Sites Consultation which were broken down further into individual representations on specific sites. The majority of respondents were residents with some representations from general and statutory consultees. Of the statutory and general consultees there were a number of responses from community / action groups, government organisations and local government institutions. Of all of the individual comments, 91% were objecting to a specific site and 1% of the comments expressed support. A summary table of the responses is available in Table 4.

In addition to individual responses, two petitions were received and responded to as required by the Council's Petitions Scheme:

- Barrow Hill Residents: Objection with 17 signatories
- Grangewood Residents: Objection with 469 signatories

Table 4: Gypsy and Traveller Sites Consultation – Summary of Responses

Site	Summary of Response
32 – Miller Avenue, Mastin Moor	No significant issues with this site were raised by statutory or general consultees although Derbyshire Gypsy Liaison Group identified that, if the site were allocated, direct access from Renishaw Road would be preferred. Key issues raised by residents included access to the site and the issue of on-street parking, footpaths across the site, issues accessing GP services, school capacity, general amenity, and a preference to see the site developed for bungalows.
124 – Bevan Drive, Inkersall	Derbyshire Wildlife Trust objected to this site on the basis of the potential impact on Ancient Woodland. The Woodland Trust has also objected on these grounds. Derbyshire Gypsy Liaison Group does not support the site on the basis that on-street parking would make access to the site difficult for any occupiers. Key issues raised by residents included the impact on the woodland, existing problems with on-street parking, GP capacity, school capacity, general impact upon amenity, concerns that waste water would rely on pumping to sewers, and loss of public access to the site.
341 – Brooks Road, Barrow Hill	No significant issues were raised by statutory or general consultees, although DCC did raise uncertainty about the potential future impact of the regeneration of Staveley Works on primary school capacity. Derbyshire Gypsy Liaison Group raised some concerns over on street parking but felt the site could make a suitable family site. Key issues raised by residents included lack of services in Barrow Hill, isolation, general impact on amenity and a specific issue with a right of access across the site to the fields beyond. Issues around peaceful coexistence and on street parking in the area were also identified.
356 – Birchwood Crescent Grangewood	No significant issues were raised by statutory or general consultees. Derbyshire Gypsy Liaison Group considered the site could be suitable but queried its availability given the apparent level of use. Key issues raised by residents included issues with anti-social behaviour, impact upon amenity, crime, devaluation of property, community cohesion and the potential for unauthorised expansion. The issue of anti-social behaviour and crime was a significant one for residents, with the majority of comment referring to existing difficulties in the area and the potential for pitches to exacerbate this through friction with some residents or Gypsies/Travellers being blamed for the activities of others.
358 – Atlee Road, Inkersall	The site would not meet the access requirements set out by Derbyshire Fire and Rescue Service. No other significant issues were raised by Statutory or General Consultees. Derbyshire Gypsy Liaison Group considered the site unsuitable due to the narrow access. Key issues raised by residents included GP capacity, school capacity, general impact upon amenity (including overlooking), and inadequate access to the site.
365 – Keswick	The site would not meet the access requirements set out by Derbyshire Fire and Rescue Service. DCC expect places at Dunston Primary School to be

Drive, Newbold	limited by the development of 300 dwellings to the north of Dunston. The Coal Authority identified an Ironstone mine entry on the boundary of the site that has the potential to impact on surface stability (and would need to be considered at any planning application stage). No other significant issues were raised by Statutory or General Consultees. Derbyshire Gypsy Liaison Group considered the site unsuitable due to the narrow access. Key issues raised by residents included impact upon amenity, inadequate access, presence of an electricity substation, school capacity, GP provision, concern over travellers operating businesses from the site, and existing use of garages.
396 – Land at Whittington Road and Staveley Lane	An additional potential site was put forward as part of the consultation. The site was assessed but not found to be suitable.

Following consideration of all the consultation responses received, and with due regard to Local and National Planning Policy and Guidance, officers considered that none of the six potential sites that were included in the consultation would be suitable for allocation in the emerging Local Plan for Gypsy and Traveller pitches. It should be noted that this would not preclude their allocation in the Local Plan for alternative uses (such as housing or green infrastructure). The new site that was proposed at the corner of Whittington Road and Staveley Road was withdrawn from consideration by the landowner. As a result the Council can no longer consider it 'available' and therefore the site has not been subject to further assessment for inclusion in the Local Plan. The results of the consultation and recommendations for the next steps were reported to the council's cabinet on Tuesday 15 May 2018. The paper is available on the Council's website.

6.0 Pre-Submission Local Plan Consultation

The Pre-Submission Local Plan consultation, including the associated technical documents (i.e. the Sustainability Appraisal and Habitats Regulations Assessment), took place for a period of six weeks from 14 January to 22 February 2019, closing at 5pm. The consultation was designed to meet the statutory consultation requirements for consultation under Regulation 19 of the Regulations.

A Statutory Notice (**Appendix 7**) was produced setting out the Statement of Representation Procedure. The notice was advertised on the Council's website and was placed in The Derbyshire Times. The Statutory Notice highlighted when the Public Exhibitions/ drop-in events detailed in Table 5 were to take place.

Notification of the consultation period was sent to the bodies and individuals on the Council's database by letter or email at the start of the consultation on 14 January 2019. This correspondence set out how copies of the relevant documentation and submission forms could be accessed, how to submit representations, and deadlines for submission. This information was also made available on the Council's website together with a consultation factsheet for further guidance.

Copies of the Chesterfield Borough council Local Plan, supporting documents and comment forms were made available on the Council's website, in the Council office and contact centre and at the libraries shown in **Figure 1**.

Events were designed to target the following groups:

- Anyone who lives, studies or works in Chesterfield
- All Chesterfield consultees on the consultation database including those who responded to the previous consultations
- Statutory "specific and general consultation bodies" (set out in Reg 2 of the Regulations)
- Parish and Borough Councillors

These target groups were notified of drop-in event dates by letter, email, website, posters, social media and press releases. Tweets (via "@ChesterfieldBC") and Facebook posts were scheduled between January and February 2019 to encourage residents to take part in the consultation. Drop-in exhibitions were held at venues across the borough to provide the public with an opportunity to ask questions of officers and gain a better understanding of the formal stage and its process. Consultation documents, information boards and display materials were available to view at the events shown in the table below. In addition, hard copy feedback forms were available for respondents to submit on the day or via post at their convenience. Council officers were present to answer questions and encourage responses to the Chesterfield Borough Local Plan.

The consultation was designed to be as far reaching as possible and several methods were employed:

6.1 Statutory methods

- Formal press notifications for the start of consultation;
- Information publicised on the council's website;
- Letter and email notification to statutory consultees;
- Letters and emails to non-statutory consultees on our database;
- Documents and information available at council offices (Town Hall and Contact Centre) and libraries across the borough

6.2 Non-statutory methods

- Press release to local media outlets (**Appendix 6**);
- Twitter feeds (via @ChesterfieldBC) and Facebook posts (**Appendix 8**);
- Councillor workshops for member involvement;

Where email addresses were no longer valid, effort was made to update the address by contacting the business or organisation in question. The full list of the Council's statutory consultees and descriptions of the general consultee bodies are presented in **Appendix 1.**

6.3 Participation

Participation in the consultation was facilitated through the Council's website. All documents were available to view online and comments could be made via a downloadable form. Residents and specific consultees were able to return the consultation in person or by post. Comments were also accepted by email to the Council at Local.plan@chesterfield.gov.uk. Paper versions of the consultation form were also available at libraries, the Town Hall and the contact centre for those who preferred to submit their response by post or hand.

6.4 Record of Events Held

The events held throughout the Pre-Submission Local Plan consultation are presented in Table 5.

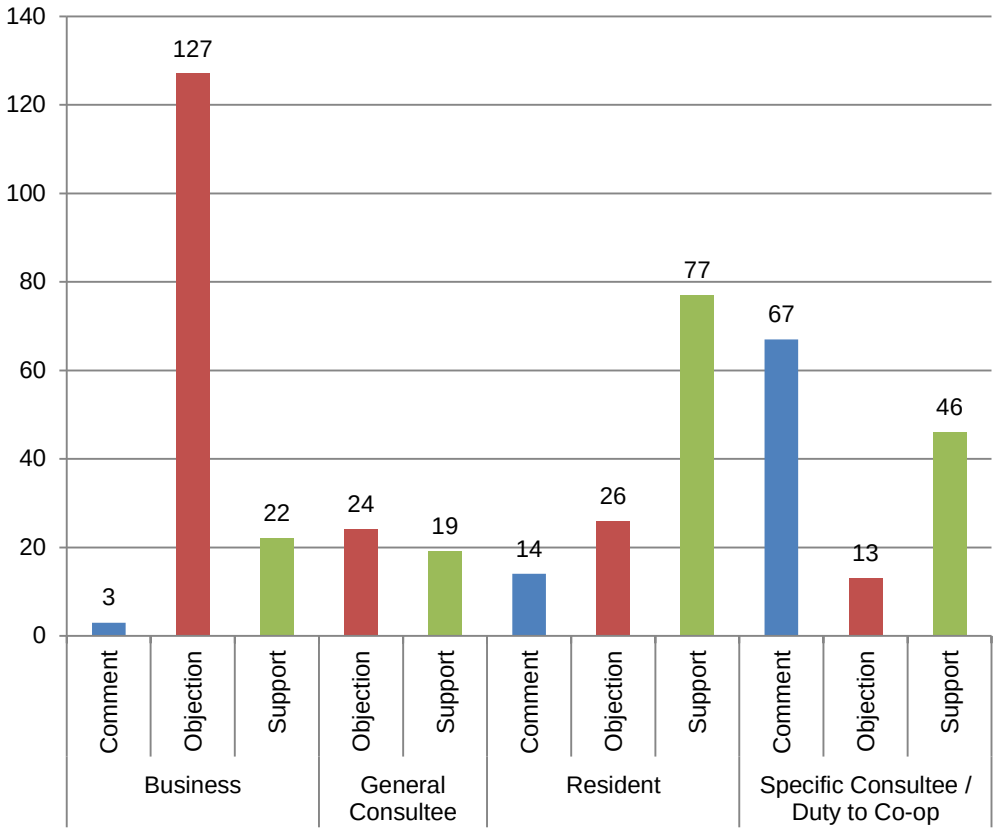
Table 5:

Event Held	Description	Date and Venue	Attendees
Exhibition Drop In	Large scale copies of the Local Plan polices map and Local plan documents were available to look at alongside some boards which summarised the key aspects of the consultation. Copies of the response form and FAQ sheets were available to take away. The event highlighted a wide range of issues and comments on the potential sites.	5th February, 10:00-19:00, Chesterfield Market Hall	50
Exhibition Drop In	Large scale copies of the Local Plan polices map and Local plan documents were available to look at alongside some boards which summarised the key aspects of the consultation. Copies of the response form and FAQ sheets were available to take away. The event highlighted a wide range of issues and comments on the potential sites.	6th February, 13:00-18:00, Speedwell Rooms, Inkersall road, Staveley	60

6.5 Response to Consultation

In total, 438 formal representations were received on the plan from 66 respondents, which were broken down further into individual representations on specific sites and policies. Of the respondents 24% were from residents and 41% from businesses with the remainder being from general and statutory consultees. **Graph 4** below shows a detailed breakdown of representees. Of the statutory and general consultees there were a number of responses from community / action groups, government organisations and local government institutions. Of all of the individual representations, 43% were objecting to a specific site or policy and 37% of the comments expressed support.

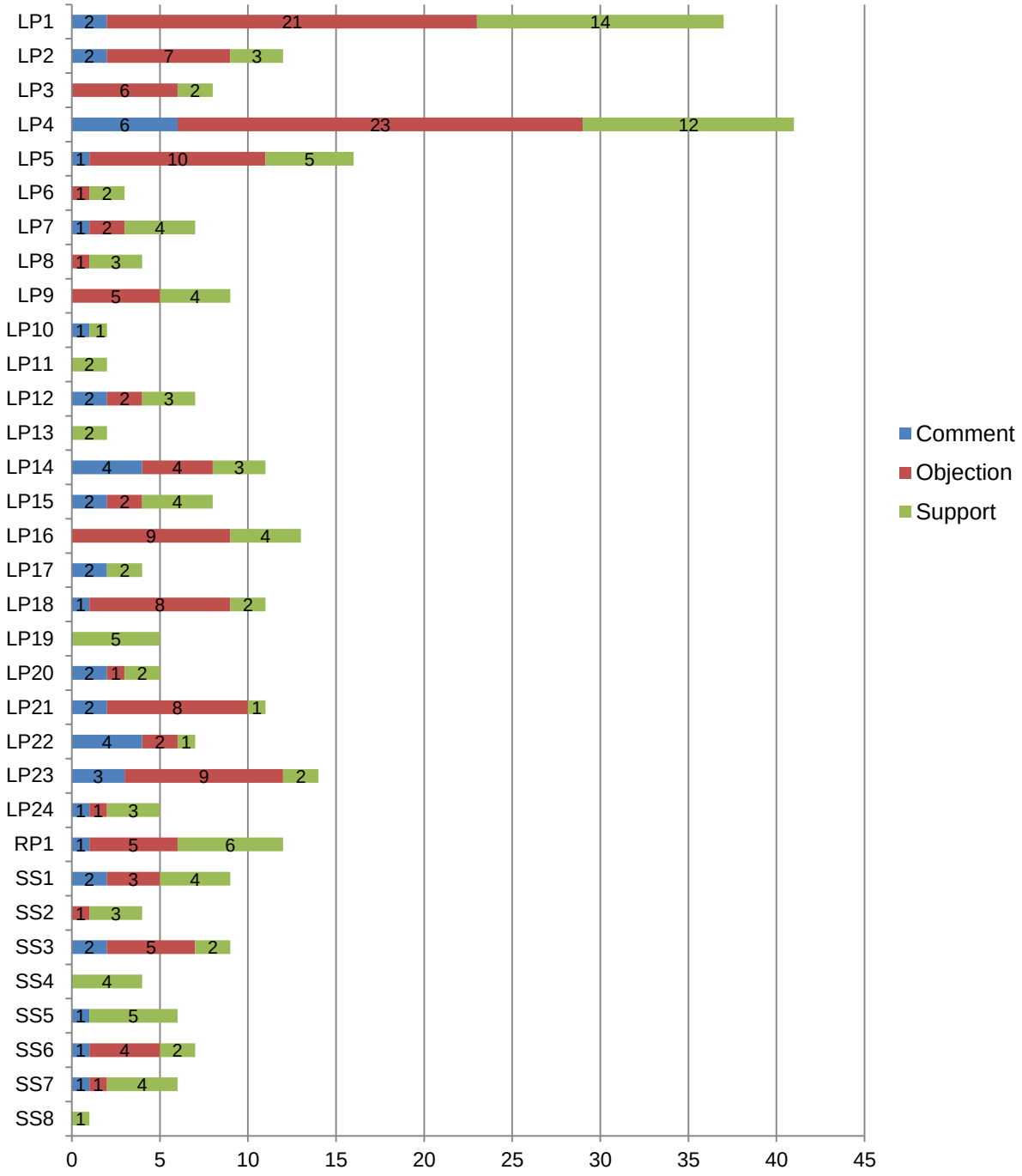
Graph 4: Representations Received



The majority of comments from businesses (predominately site agents and developers) were objections relating to policies relating to housebuilding or objections relating to the omission of sites. Policies LP1 (Vision and Strategic Objectives) and LP4 (Flexibility in the Delivery of Housing) received the most representations with 21 and 23 related objections respectively. Policies LP11, LP13, LP19, SS4 and SS8 received only representations of support whilst policies LP10, LP17 and SS5 received representations of support and comments relating to minor suggested changes (**Graph 5**). Policies LP1, LP4, LP18 (Open Space, Play Provision, Sports Facilities and Allotments), LP21 (Design) and LP23 (Influencing the Demand for Travel) have received a high number of objections and represent the most contested areas of the plan.

All representations will be made available to view and access on the Council website and will be sent to the examining Inspector as part of the Chesterfield Borough Local Plan submission. Three respondents submitted their response following the close of the consultation. These responses are not considered to be “duly made” but will be submitted to the planning inspector for consideration at their discretion.

Graph 5: Representations by Policy



7.0 Main Issues Raised During Regulation 20 Consultation

7.1 Identification of Main Issues

Throughout the preparation of the Chesterfield Borough Local Plan, all representations received during each stage of consultation have been summarised, considered and, where relevant, have influenced the Plan. This section summarises the main issues that have been

raised in response to the consultation undertaken on Chesterfield Borough Council Pre-Submission Local Plan. This summary is intended to satisfy the requirements of Regulation 22 1c (iv) of the Regulations, which require a summary of the main issues raised during the consultation undertaken under Regulation 19 prior to submission of the Chesterfield Borough Council Local Plan.

The issues have been grouped by policy area for ease of reference but is not intended to constitute an exhaustive list of all issues raised for each policy area. A table summarising the main issues and objections raised by Chapter and Policy has been included within Appendix 11.

7.2 Key Issues and Objections

7.2.1 Plan Period

Sheffield City Council, Hall Construction Services, Gladman Developments and the Home Builders Federation (HBF) have submitted an objection relating to the plan period. SCC note that the requirement has been calculated over the 15 year period from the 2018, rather than the likely date of adoption as required by NPPF (para. 22), and therefore note that the overall housing and employment land requirement will be higher.

7.2.2 Housing Requirement

Several representees seek an inflated housing requirement on the basis that the current requirement and does not account adequately for economic growth, affordable housing and flexibility to meet / inclusion of potential need from neighbouring authorities. Issues surrounding the mis-match of plan periods in the HMA are raised alongside the implications this has for under-delivery prior to the start of later plan periods. The inclusion of a windfall allowance is recommended.

7.2.3 Housing Supply Deliverability and Flexibility

Objections to spreading the housing shortfall over the whole plan period as opposed to the first five years have been received. The HBF also believe that a 20% buffer should be applied to both the housing requirement and any shortfall. The Council's approach to spreading any shortfall over the whole plan period has been critiqued. Several objectors have noted that the Local Plan submission should include a trajectory and evidence of 5 year housing supply on adoption.

The strategy of concentration and regeneration is thought to be too restrictive and inflexible, particularly with regards to the 800m walking distance requirement which is said to favour allocated sites. Four objectors are of the view that CBC does not have sufficient land for housing without a green belt review to meet a greater level of growth and to address increasing demand and pressures from other areas. Strata Homes request the removal of site 26 from the green belt.

Residents have raised concerns over the failure to include housing at Staveley within the 5 Year Housing Supply as this may increase the likelihood of greenfield site development.

7.2.4 Affordable and Adaptable Housing

Justification is sought on the requirements for the provision of affordable housing and adaptable and accessible housing, given the anticipated surplus of affordable homes by the end of the plan period. Objectors suggest that the plan should take a differentiated approach to provision across the Borough based on viability evidence.

Objections have been received on the preference for shared home ownership with the HBF and two housebuilders stating that housing mix should have regards to the character of the area and locally derived evidence. An objection was received relating to the plan's failure to provide for growth in the Park Home sector.

Several objections have been received regarding the lack of viability testing and evidence base for the 25% adaptable housing requirement. Objections were also received on the requirement for M4 (2) and M4 (3) standards as it is thought that standards for housing should be controlled through Building Regulations.

7.2.5 Site Selection

Gladman Developments consider that the Land Availability Assessment (LAA) conclusions are unsupported by evidence and go against PPG as all reasonable alternatives are not considered in the same level of detail. An overreliance on brownfield sites is also raised. There are several objections relating to potential residential sites omitted from the plan, including land off Bamford Road (Inkersall), land North of Newbridge Lane, land at Newbold Back Lane, Brampton Manor, Land to the West of Northmoor View, land east of Lodge Close (Brimington), Land at Calow Lane, Land at Loundsley Green Road and Riverside Works, Sherwood Street. Heath Family Properties also object to the exclusion of a small piece of land adjacent to the Dunston site and Hall Construction Services object to the exclusion of further sites at Dunston (75 and 265). An extension of the H5 allocation is sought. One objector seeks the reallocation of land South of Chesterfield Trading Estate from green belt to employment land and one seeks the reallocation of Chesterfield Cranes Co Ltd from River Corridor Designation CS20 to employment use under LP7.

Objections have been received from members of the public relating to sites H3, H9, H26, H31, H32, H33, H34, H35 and H36. Objections include the impact on the setting of the green belt, inadequate drainage, impacts on the setting of nearby listed buildings, impacts on flooding, impacts on nature reserves and the use of greenfield sites outside of the existing built up area.

Gladman Developments have objected to Site H36 (Inkersall Road) owing to the impact on a listed building, high ways impacts, distance to a centre, use of grade 3a agricultural land, high surface water flood risk and as it lies within the buffer of a historic landfill.

7.2.6 Gypsy and Traveller Sites

The Federation of Gypsy Liaison Groups support the Council's general approach to meeting the needs of Gypsies and Travellers but have minor concerns over the wording of Policy LP6 including the suggestion that sites allocated for other purposes (e.g. residential and

employment) would be unacceptable even if other sites do not come forward to meet the identified need.

7.2.7 Employment Land Requirement and Retail

Henry Boot Developments have objected to the suitability and deliverability of CBC's employment land supply and seek an allocation of a further 8 hectares at Markham Vale to meet the overall employment land requirement. The need to break the employment land requirement figure broken down into specific uses (i.e. B1, B2 and B8) has been raised.

Enhanced flexibility is sought regarding the town centre uses which is said to be overly restrictive for non-A1 uses such as residential and office use. A boundary amendment is suggested for the Chatsworth Road District Centre to exclude housing. Wording to enhance the effectiveness around the provision of new local centres is suggested.

7.2.8 Flood Risk and Water Efficiency Standards

The Environment Agency request that reference is made to the updated Chesterfield Flood Risk Investigation and suggest wording to ensure that permissions relating to Strategic Sites include data from the updated document. Several objections relate to the inclusion of Water Efficiency Standards as LP14 is not supported by evidence and lacks consistency with national policy. Greater clarity is also expected with regards to how applicants should 'demonstrate' that water was available to support any development.

7.2.9 Air Quality

One representee supports the Strategic Gap between Brimington and Tapton in light of air pollution problems in the area and advocates the use of brownfield sites. Gladman Developments consider it unrealistic to expect applicants to demonstrate that alternative sites on PDL or lower quality land are available for development as there may be issues with contamination / land stability. Clarification is sought on the circumstances under which an air quality assessment is required.

7.2.10 Percent for Art Policy

The inclusion of a Percent for Art policy in the local plan is considered to be inconsistent with the NPPF as an art contribution does not make a development acceptable in planning terms. Such obligations are considered to be suitable for capture under CIL.

7.2.11 Heritage Assets

Objections have been received in relation to the scope of the Local List, recommending that it should hold limited weight prior to consultation. Gladman Developments object to LP22 on the basis that the criteria of the list go beyond the requirements of national policy. Historic England are of the view that the Manor House Farm allocation would cause substantial harm to the setting of the listed building and along with Derbyshire County Council (archaeology) have made minor suggestions to wording to policies LP22, SS1, SS2 and SS7 to enhance policy effectiveness with regards to the assessment, evaluation and recording of archaeological remains. DCC also seek strengthened emphasis on Walton Works' Grade II listed building under Policy SS2.

7.2.12 Open Space and Sports

Sport England considers the council's sports evidence to be out of date and object to the failure to include a timescale for update. Inconsistencies with the NPPF are also noted as Policy LP18 would allow a quantitative loss of sports facilities without it being demonstrated as surplus, replaced elsewhere or used for alternative sports provision. Three objectors have requested the removal of different areas of land from the Open Space, Play Provision, Sports facilities and Allotments designation under LP18 (Newbold Back Lane, Brampton Manor and Poolsbrook Country Park Caravan and Motorhome Site).

7.2.13 Strategic Gaps

Green Wedges and Strategic Gaps are thought to be overly restrictive and not adequately justified, with calls for a balancing exercise. The extent of SG2 is thought to be greater than necessary to perform its function, and is said to unduly restrict development around the sustainable location of Brimington. Objections have been raised in relation to the inclusion of land to the South East of Chesterfield Road (Brimington) and land at Bevan Drive in the Strategic Gap and an extension of H5 is sought. Land at Bamford Road, Inkersall is sought for inclusion in SG2.

7.2.14 Highways and Transport

The viability issues surrounding electric vehicle charging points have been raised alongside requests for flexibility around where EV points may be appropriate. Improvements around the A61, A619, A17, Crow Lane and major roundabouts are sought to mitigate the impact of new housing developments. The potential to over burden developers is highlighted along with the need to source funding for improvements from alternative sources. One objector states that car parking standards should be included within the plan. Improved signage is sought around Chesterfield Train Station for sustainable transit users. The inclusion of wording requiring reasonable steps to provide access for disabled people is sought.

7.2.15 RPAs and Strategic Sites

The inclusion of Grangewood, St Augustines, Birdholme, Derby Road, Middlecroft and Staveley as regeneration priority areas is recommended. Heath Family Properties object to the exclusion of Ashgate Plantation from the Holme Hall RPA.

Bolsover District Council objects to the lack of specificity around the Mastin Moor Strategic Site highlighting inconsistencies in how the maximum number of housing is addressed. Concerns are also highlighted over the impact the site will have on the Treble Bob roundabout and impacts on social infrastructure.

Minor wording amendments are suggested for SS3 including the amendment of the number of residential dwellings allocated to reflect the outline planning permission.

7.2.16 Policies Map

A few changes to the policies map have been recommended including the presentation of multi-user trails and for Safeguarding Directions for stage 2b of HS2 to be represented on the policies map. Peel House and Sixth Car Parking seek a reallocation under SS7 (instead of SS3).

7.2.17 Sustainability Appraisal and Land Availability Assessment

The failure to take into account a Landscape and Visual Impact Assessment in relation to the site at Calow Lane is highlighted given it concludes the site to be developable. Gladman Developments object to the Sustainability Appraisal on the basis that The SA and LAA fail to justify the reasoning behind the selection of sites and failed to consider sustainability benefits of sites and their potential to mitigate any adverse impacts in the same level of detail. Gladman have made this objection with specific reference to their site at Bamford Road, Inkersall which was included as a draft allocation in the Draft Local Plan.

7.2.18 Duty to Cooperate and Habitats Regulations Assessment

The HBF and Gladman Developments note that the Council has a signed Statement of Common Ground (SCoG) for the HMA and received requests to meet unmet needs from both Derbyshire Dales and Sheffield. It is noted that further evidence is requested to confirm that the Duty to Co-operate has been satisfied.

North East Derbyshire District Council (NEDDC) note that CBC committed to an air quality monitoring programme through the North Derbyshire and Bassetlaw HMA Joint Statement of Common Ground, May 2018. NEDDC note that this should be referred to within the Duty to Cooperate Statement at the point of Local Plan submission.

7.3 Late Representations

Late representations were received from Derbyshire County Council, Derbyshire Wildlife Trust, resident Pauline Wilson and Barlborough Parish Council. Representations of significance are highlighted in brief below. The full summary of representations is included within Appendix 9.

7.3.1 Derbyshire Wildlife Trust

- The Green Infrastructure network maps require appropriate referencing.
- LP3 should be updated to recognise the importance of brownfield sites.
- Emphasis should be placed on the mitigation hierarchy with appropriate exemptions and a biodiversity metric should be used to calculate losses and gains where compensation is required.
- LP18 should recognise the value of allotments and LP20 should recognise the ecological value of river corridors / blue infrastructure.

7.3.2 Barlborough Parish Council

- CBC should contribute to traffic flow improvements to mitigate the impact of the Mastin Moor development (SS6).

7.3.3 Derbyshire County Council

- Clarification is sought around the changes made to the affordable housing requirements policy which changed from 30-20% (LP5).
- Reference to Regulation 123 is outdated and the policy may become defunct (LP12).
- The transport studies referred to within the plan are out of date – the plan provides little understanding of the transport implications of its proposals, including cumulative effects
- Policy LP23 should refer to cycle standards and the Key Cycle Network plan should be updated
- SS6 has heritage assets nearby and there are also implications for visual and landscape character. Consideration should be given to amending the allocation extent.
- LP10 should be strengthened to indicate that large scale proposals outside centres would have an impact on centre vitality and viability.
- Concern is expressed over allocation H30 which is partly within FZ3. Amendments to LP14 are suggested to emphasise the reduction in flood risk.
- The plan should reference health impact assessments and refer to human health as an EIA consideration. Dementia friendly communities, quality housing stock and low emission infrastructure should also be emphasised within the plan to strengthen the plan with regards to health.

Appendix 1 – Consultees

Statutory Consultees

Specific and Duty to Co-operate consultation bodies include the following;

Neighbouring Local Planning Authorities:

- Bolsover District Council
- North East Derbyshire Borough Council
- Derbyshire County Council

Town or Parish Councils within or adjoining Chesterfield Borough
Civil Aviation Authority
Coal Authority
Derbyshire Chamber Of Commerce & Industry
Derbyshire Wildlife Trust
Historic England (the Historic Buildings and Monuments Commission for England)
Environment Agency
Homes and Communities Agency
Natural England
Network Rail Infrastructure Ltd
National Grid
Highways Agency
NHS North Derbyshire Clinical Commissioning Group
Local Enterprise Partnerships
Severn Trent (water and sewerage undertaker)
Sport England
Yorkshire Water (water and sewerage undertaker)
Western Power Distribution
Marine Management Organisation
Plus other relevant gas, electricity and electronic communications network infrastructure providers

Other 'General' consultation bodies include the following;
(a) voluntary bodies some or all of whose activities benefit any part of the local planning authority's area,

(b) bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area,

(c) bodies which represent the interests of different religious groups in the local planning authority's area,

(d) bodies which represent the interests of disabled persons in the local planning authority's area,

(e) bodies which represent the interests of persons carrying on business in the local planning authority's area;

The full lists are in the tables below:

Derbyshire County Council	Easynet Ltd
North East Derbyshire District Council	IPM Communications Ltd
Natural England	Kingston Communications LTD
Department for Transport	National Grid Transco
Historic England	NTL
The Coal Authority	Telewest Broadband
British Telecommunications	Transco
Derbyshire County Primary Care Trust	EON Energy
Staveley Town Council	National Grid gas

Environment Agency	Sheffield City Region LEP
East Midlands Council	Derbyshire and Nottinghamshire LEP
Severn Trent Water	Barlow Parish Council
NHS Derbyshire County	Brampton Parish Council
NHS Derbyshire County Primary Care Commissioning	Calow Parish Council
Entec UK Ltd	Eckington Parish Council
Severn Trent Water	Grassmoor, Hasland & Winsick Parish Council
Brimington Parish Council	Holymoorside & Walton Parish Council
Highways Agency	Sutton-Cum-Duckmanton Parish Council
Yorkshire Water	Unstone Parish Council
Homes and Communities Agency (Leeds)	Wingerworth Parish Council
Bolsover District Council	Balborough Parish Council
Western Power Distribution	Old Bolsover Town Council
COLT	Clowne Parish Council
Connect Utilities Ltd	Cable and Wireless Communications

General Consultees - Organisations

34th Chesterfield Cubs or Scouts	Boythorpe Activity Club
3rd Brampton Scout Group	Boythorpe Allotment Association
Abercrombie Primary School	Boythorpe TARA
Ackroyd & Abbott	Brampton Home Furnishers
Acorn Christian Ministries	Brampton Manor Recreation Ltd
African Caribbean Community Association	Brampton Parish Council
Age Concern Derbyshire	Brampton Primary School
Alfred McAlpine Capital Projects	Brampton Tenants & Residents Association
Alfred McAlpine Homes	Brimington & Barrow Hill Methodist Church
Alyn Nicholls & Associates	Brimington & Tapton Community Forum
Amber Valley Borough Council	Brimington Bowling Club
Amblers Estate Agents	Brimington Club Secretary
Anchor Trust	Brimington Junior School
Ancient Monument Society	Brimington Manor Infants School
Andrew Granger and Co	Brimington Manor Rest Centre & Welfare Committee
Arch Liaison Off Divisional HQ	Brimington Tenants and Residents Association
Architectural Design Studio	British Coal Property
Armstrong Burton Planning	British Horse Society
Arnold Laver and Bolsterstone plc	British Rail Property Board
Ashgate Allotment Association	
Ashgate Croft School	BWEA
Asian Association Chesterfield (NED) Secretary	Cadbury Schweppes Plc
Association for Spina Bifida and Hydrocephalus	Campaign for Real Ale Ltd
ATC 331(Chesterfield)Sqn	Campaign to Protect Rural England (CPRE)
Avenue Road Allotment Association	Cancer Research Campaign (Chesterfield)
AWG c/o Savills Commercial Planning	Capital & Estate Development Manager
B & Q PLC c/o RPS Planning	Capital Planning Manager, Derbyshire Mental Health Trust
Baker Barnett	Carr- Gomm
Bardill Barnard	CASH Project
Barratt Homes (East Mids)	Cathelco Limited
Barratt North Midlands	Cavendish Junior School
Barrow Hill & Whittington Community Forum	Central Networks plc
Barrow Hill Allotment Association	Centre Manager Chantry Youth and Community Centre
Barrow Hill Engine Shed Society	Cerda Planning
Barrow Hill Primary School	CHARM
Barton Wilmore	Colliers CRE

Director, Universal Hydraulics Ltd	GVA Grimley (Rob Peters)
DLP Planning Ltd	Hady Hill Allotment Association
DPDS	Hady Primary School
DPP	Hall Construction Services Ltd
Drivers Jonas	Hallam Land Management
Drivers Jonas Deloitte	Harris Lamb Chartered Surveyors
DTZ Pieda Consulting	Hartington Allotment Association
Duckmanton Primary School	Haslam Homes
Duckmanton Tenants & Residents Assocication	Hasland & St Leonards Community Forum
Dunston Community Group	Hasland Hall Community School
Dunston Ladies Club	Hasland Infants School
Dunston Moor & St Helens Community Forum	Hasland Junior School
Dunston Primary School	Hasland Resource Centre
Dunston Residents Action Group	Hawksmoor
Dunston Walking for Health Group	Heart of England Tourist Board
East Midlands Electricity Plc	Heath and Hardy Trust
East Midlands Housing Association Limited	Heath Family Properties
East Midlands Planning Aid Service	Heaton Planning
East Midlands Strategic Health Authority	Housing 21
East Midlands Tourism	Housing Corporation
East Midlands Trains	How Planning LLP
English Historic Towns Forum	HOW Planning LLP
Envoprint	Hunloke Avenue Allotment Association
Erewash Borough Council	Hunloke Community Garden
F G Sissons (Chesterfield) Ltd	Home Group Limited
FFT Planning Friends	Henry Boot Homes
Firstplan	High Peak Borough Council
Fisher German	Highfield Hall Primary School
Fitzwise Ltd	HM Prison Service
FLP	Hollingwood After School Club
Forestry Commission	Hollingwood Primary School
Frank Shaw Associates	Hollingwood Residents Association
Freethcartwright LLP	Hollins Strategic Land
Friends of Brearley Park	Holmebrook & Rother Community Forum
Friends Of The Earth	Home Builders Federation
Friends of the Trans Pennine Trail Ltd	Holme Hall Primary School
Fuller Peiser	Gladman Land
Home Central South Yorkshire and North Midlands	Miller Homes Ltd
Ian Baseley Associates	Motoring Organisations' Land Access & Rec. Assoc
In Touch	Multiplex Engineering Limited
Indigo Planning Ltd	N Derbys Confed of adult Mental Health Services
Inkerman Developments (c/o Freethcartwright LLP)	Nathaniel Lichfield & Partners
Inkersall Allotment Association	National Childbirth Trust (Chesterfield)
Inkersall Primary School	National Council for Divorced and Separated
Inkersall Tenants & Residents Association	National Farmers Union
'Inspire' 50+	National Playing Fields Association
Inventures	National Trust
J.V.N. Architecture	
John Church Planning Consultancy Limited	Netherthorpe Community School
'Johnnie' Johnson Housing Trust Ltd	Network Rail
JPC Commercial Services	New Whittington Allotment Association
Junction Arts	New Whittington Primary School
KeyLand Developments	Newbold & Brockwell Community Forum
Kier Homes Northern Limited	Newbold CE Primary School
King Sturge	Newbold Community Association
Kingdom Mills Ltd	Newbold Community School

Knight Benjamin & Co. Chartered Surveyors	Newbold Parish Church Pre-school
Knight Frank	Newbold Tenants & Residents Association
Koyanders Associates	Newland Dale Community Group
Lafarge Aggregates Ltd	Nex Communications
Lambert Smith Hampton	NHS Estates East Midlands Division
Land Securities	Niche Architects LLP
Landmark Information Group Ltd.	Nigel Pugsley
Law Centre	Norbriggs Primary School
LIDL UK CMBH	Norseman Holdings Limited
Linkdene Properties Ltd.	North Cheshire Housing Association
Links	North Country Homes Group Limited
Lister Property Developments	North Derbys Employment Service
Littlemoor Allotment Association	North Derbys Training and Enterprise Council
Littlemoor Charity	North East Derbyshire Primary Care Group
Living Streets	North East Derbys Rural Transport Partnership
Longden Homes	Northern Counties Housing Association Limited
Loundsley Green Parish Church	Npower Renewables
Lowland Derbyshire Biodiversity Partnership	Old Hall Junior School
Malcolm Judd and Partners	Old Whittington Allotment Association
Malcolm Smith Associates	Old Whittington Miners Welfare
Managing Director, International Drilling Services Ltd	Old Whittington TARA
Managing Director, Mondi Packaging (Corrugated UK)	Oldroyd Associates
Marden Estates Ltd	Outdoor Advertising Association
Marshgate Developments Limited	Parish Centre Stonegravels
Mary Swanwick Primary School	Pavilion Playgroup
Mastin Moor Allotments Association	Peacock and Smith
Mastin Moor Miners Welfare	Peak And Northern Footpaths Society
Mastin Moor Miners Welfare 'One Stop Shop' Project	Peak District National Park
Mastin Moor Tenants & Residents Association	Pegasus Planning Group
Middlecroft Allotment Association	Persimmon Homes
Peter Webster Youth Centre	St Augustines Allotment Association
Peter Wigglesworth Planning Ltd	St Augustines/Birdholme TARA
Planarch Design Ltd	St Gobain Pipelines
Planning Potential	St Helens Cmnty Worker
Plot of Gold Ltd	St Helen's Tai Chi and Health Club
Poolsbrook Primary School	St Johns Ambulance (Chesterfield Quad Division)
Poolsbrook Tenants and Residents Association	St Joseph’s Catholic Church
Poolsbrooks Centre Group Industrial	St Mary and All Saints Church
Post Office	St Mary's RC School
Railway Paths Ltd.	St. Joseph's RC Primary School
Rainbow Alliance	St. Mary's RC Primary School
Rapleys	Stagecoach East Midland
Ravenside Investments Ltd	Staveley Church Parent And Toddler Group
Rhodesia Avenue Allotment Association	Staveley Community Forum
Rhodia Eco Services Ltd	Friends of Poolsbrook Country Park
Robert Turley Associates Ltd	Old Whittington Junior F.C.
Robinsons & Sons Ltd	Staveley County Junior School
Roger Tym & Partners	Staveley Health & Fitness Group
Rother Walking Group	Staveley History Society
Rotherham Metropolitan Borough Council	Stewart Ross Associates
Royal Mail Property Holdings	Stonham Housing Association Ltd
Royal National Lifeboat Institution	Sunnycroft Elderly Peoples' Club
Royal Society For The Protection Of Birds	SUON Ltd
RPS Planning, Transport And Environment	Sustrans Limited
Rufford Close Allotment Association	SYHA
SAIL	Taylor Woodrow Developments Ltd.
Sainsbury's Supermarkets Ltd	Terence O'Rourke

Saints Augustine with Saint Francis	Tesco Stores Ltd
Salvation Army Housing Association	The Boyd Partnership Chartered Architects LLP
Savills	The Campaign For Real Ale
Scott Wilson	The Compasionate Friends
Scott Wilson Kirkpatrick & Co Ltd	The Derby Diocesan Board Of Finance Ltd
Severn Trent Water	The Friends of Poolsbrook Country Park
Sheffield City Council	The Garden History Society
Shepherd Homes Ltd	The Georgian Group
Signet Planning	The Grove Allotment Association
Sime UK	The Guinness Trust
Single Parent Network	The Lawn Tennis Association
Smith Stuart Reynolds	The Meadows Community School
Solar Contracts	The National Trust (East Midlands)
South Derbyshire District Council	The Planning & Design Practice
South Yorkshire Housing Association Ltd	The Planning Bureau Ltd
Spawforths	The Planning Inspectorate
Speed Plastics Ltd	The Showmen's Guild of Great Britain
Spire Infants and Nursery School	The Three Valleys Project
Spire Junior School	The Twentieth Century Society
Spirita	The Woodland Trust
Sport England	Thornfield Developments
Springbank Centre	Threadneedle Property Investments
Springwell Community School	Three Valleys
Sprogshop Playscheme	Townswomen's Guild
Transition Town Chesterfield	Trans Pennine Trail
Turley Associates	Whitecotes Primary School
UK Coal Mining Ltd	Wilcon Homes
United Co-operatives	Wilkinson
Vicar Lane Centre Manager	William Davis Limited
Victorian Society	William Rhodes Primary School
Viridor Waste Management	William Sutton Housing Association Ltd
W M Morrison Supermarkets PLC	Wilson Bowden Developments
Walton & Co Planning Lawyers	Whelmar Homes
Walton & West Community Forum	White Young Green
Walton Evangelical Church	Woodthorpe CE Primary School
Walton Holymoorside Primary School	Woodthorpe Residents Association
Westbury Homes (Holdings) Ltd	Woodthorpe Village Community Group
Westfield Allotment Association	Young at Heart
Women's Aid	Zion Church

General Consultees - Individuals

Over 500 individuals from the LDF database were also consulted.

Appendix 2 – Draft Local Plan: Publicity
Press Release

A press release was uploaded to the Chesterfield Borough Council website prior to the consultation period in order to convey the key themes of the local plan and advertise the consultation events programme.

10 January 2017

Public views sought on Local Plan to guide future developments

Chesterfield residents are being asked for their views on a revised Local Plan which sets out where key housing and industrial developments will take place in the future.

Chesterfield Borough Council's Local Plan strategic planning document has been updated to take account of new Government policy and the changing demand for housing and other key sites. It identifies:

- Potential sites for more than 4,600 new homes between 2016 and 2033 (272 a year), with reserve sites for another 1,000 homes
- 205 acres (83 hectares) of new employment land
- Retail, commerce and industrial sites
- Open spaces, play areas and environmental spaces
- The approach to finding sites for traveller pitches
- Renewable wind energy sites

The plan proposes no changes to the green belt area of Chesterfield and protection for strategic gaps and green wedge areas between settlements within the borough. It also safeguards land for the possible future Chesterfield-Staveley regeneration route, Hollis Lane link road and the restoration of Chesterfield Canal.

The majority of new housing will be built on brownfield sites but it is not possible to deliver all of the new homes this way. The proposals would mean building on some greenfield sites at Holme Hall, Mastin Moor, Poolsbrook, Duckmanton and Dunston.

A series of **public consultation events** have been organised to get the views of residents and businesses from the Chesterfield borough, explain the plan further and answer questions people may have.

Councillor Terry Gilby, Deputy Leader of Chesterfield Borough Council, said:-

"This document will impact on the lives of most Chesterfield borough residents and businesses so it is really important that people are aware of what is proposed.

"Not every site identified as an option within the plan will be developed. What the consultation is seeking is the views of people about whether the suggested sites for housing, industry and other needs are being located in the best places possible given the land available within the borough.

"I would urge as many residents as possible to read the plan and attend one of our consultation events to find out more about the process so they can give informed opinions about what the future developments they want to see in their borough."

The consultation runs from Thursday 12 January to Monday 27 February.

Derbyshire Times Newspaper

The Derbyshire Times have published some web articles on their website and advertised them via Facebook. The articles discussing the press release and the detail of the local plan are available online. Each of the articles informed readers of the consultation event locations and dates.

The Derbyshire Times also produced a double page spread on the detail of the local plan with quotes from residents taken at the Pavements Centre consultation event.

Other Media

Information about the local plan was also disseminated via the S40 Local Magazine.

Social Media

Both Twitter and Facebook were used to advertise the release of the draft local plan, consultation period and consultation events. Given the prevalence of social media amongst the younger generation it was hoped that advertising the local plan using this method of communication would spark interest from a wide range of people.

Examples from Twitter:

Twitter statistics show that each of these Tweets were seen ~1500 times showing this to be an effective method of disseminating information about the plan and consultation. Both the tweets and Facebook posts received numerous 'likes', 'shares' and 'retweets' from the public.

Appendix 3 – Notes from Draft Local Plan Events

Traveller Sites - Concern was expressed over the potential for pitches. Residents are keen to look at which sites are being considered.

Environment - Support was offered for the continued protection of the green belt in Chesterfield, but concern voiced over proposals to alter the boundaries outside of the Borough.

Travel & Transport - Congestion on the A61, Chatsworth Road and A619 was frequently raised as an issue. There was much support for the Hollis lane link road and its importance in alleviating congestion within the town centre.

Improved integration between key points in the town was highlighted, particularly the poor bus connectivity between the train station and town centre. Suggestions included a hopper bus to serve the town centre. There was much support for the Hollis Lane Link road which would improve the connectivity of the town centre and railway station.

Parking was highlighted as an issue given the sale and proposed development of the Ashgate Road and Waterside. A park and ride was suggested (around the B&Q area) as an improvement that would alleviate town centre congestion and parking issues.

There were concerns from residents over the cobble stones within the market area which are considered to make the centre inaccessible for disabled people.

HS2 was described both positively and negatively by residents. There was interest over the proposed route and whilst some thought it a drain on funding, some saw it as an economic boost to the area.

Town Centre - Many were interested in the future of Co-op on Elder Way and questioned whether the area would be able to support a hotel and more restaurants. Another resident expressed concern over where the users of the development would park.

Enquiries were made as to the future proposals for the Queen's Park Sports Centre, the former courthouse at Shentall Gardens and as to the future of the Chesterfield Hotel. One resident expressed concern that Chesterfield was at risk of losing its identity and charm, especially given the impact of budget developments.

One resident claimed that there were too many vacant properties within the town centre which should be brought back into use. There was support for more housing developments in the town centre in order to support the shops and services within.

It was claimed that the Waterside development would pull shoppers away from the town centre and the retail offering in the centre would decline over time.

Concerns were expressed over the re-location of drug misuse centre to St Mary's gate given likely anti-social behaviour issues. General concern was expressed over anti-social behaviour around the town centre and rough sleeping at the Beetwell Street bus stops.

Housing - People disputed the affordability of starter homes. There was encouragement for the provision of more affordable housing (such as pre-fab units) and a greater availability of rented stock.

There was concern over the build and design quality of new housing and the impact that this has on the character of the Borough.

Given the projected demographic changes within the borough, a greater need for adaptable and lifetime housing was highlighted with particular reference to larger bungalows for private ownership.

One resident queried whether so many houses would be needed following the Brexit process.

Residents were concerned over the RTB process and suggested that it was diplenishing the stock of affordable housing within the borough as the receipts obtained by the council left insufficient funding to build new stock.

There was some confusion over RPA sites and whether all of the land allocated was actually due to be developed (Ashgate plantation in particular).

Site Specific - There was concern over the **Linacre Road Site** and the implications for road safety and traffic management alongside the inclusion of the planation within the site boundary. The need for investment in more local shops and services within the area to support any new housing developments was also voiced.

The **Dunston Reserve site** concerned residents of Cutthorpe given the removal of the gap which currently separates Chesterfield and Cutthorpe.

General support was expressed for the **Walton Works** development scheme to restore the listed building for residential / retail use; however some residents are concerned that this will lead to traffic problems.

There were concerns over site 113 (H08) land at **Bent Lane, Staveley** and how it would access the A619.

Site 57 (H40), **Lodge Close** was frequently considered to be a controversial location for potential development, with requests for it to be placed within the Strategic Gap boundary.

A query was raised as to why **Loundsley green Road** had not been shown as a housing site given it has already been given permission.

Interest was expressed in the **Staveley Works** site and the timescale for remediation and development.

Questions were raised over site **35** (H57) and the actual capacity for building homes outside of the basin area.

Design - Concern was expressed over the quality of design with regards to new development – particularly the Northern Gateway project and the Old re station site.

Sheffield Road was highlighted as a ‘shabby’ area requiring improvement. General concerns were expressed over the quality of management of the town centre.

Retail & Services - There was concern about the loss of pubs – policy should take into account the characteristics of alternatives (CS17 “equivalent facility”), as not all pubs are the same and cater for the same people.

There was great concern over school capacity given the influx of new housing to areas which are already considered to be full in terms of school places. This was also mirrored in concerns regarding healthcare provision, particularly in the Dunston, Inkersall, Staveley and Brimington areas.

Appendix 4 – Draft Local Plan: Summary Leaflet

Have your say on the new Local Plan for Chesterfield

Come along and find out more

Planning officers will be available to answer questions at the following drop-in events:

Stalls

- Tuesday 17 January on Staveley Market, 10am to 2pm
- Thursday 19 January in the Pavements Centre (outside Tesco), 10am to 6pm.

Exhibition

- Monday, 6 February - Chesterfield: Market Hall Assembly Rooms (Room 1), Noon to 8pm.

CHESTERFIELD BOROUGH COUNCIL

What is the new Local Plan?

We are consulting on a draft new Local Plan for the borough which will provide an update of the overall development strategy for the borough and new site allocations looking ahead to 2033. It covers everything from the economy, sustainability, housing and infrastructure to securing effective design and enhancements to the community. All authorities are expected to publish a Local Plan.

What are the key Local Plan policies?

Concentrating development close to centres, in areas where it can deliver much-needed regeneration, and maximising the use of 'brownfield' land remain core to our strategy.

Housing: Previously the borough has struggled to meet its target of outlining land for 380 new homes per year, resulting in increased pressure to build on greenfield sites. The latest evidence has been used to reassess needs, with a preferred option of setting a target of 272 dwellings a year.

How is annual housing need calculated?

Objective evidence: population data and household projections — Annual requirement: **244**

Addressing past underprovision of housing (since 2011) over course of the plan — +28 per annum = **272**

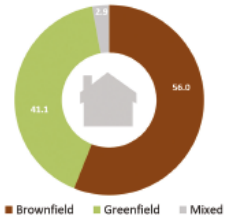
Supporting expected Local Enterprise Partnership (LEP) growth — + Reserve sites (around **58**)

Housing land supply

We assessed 338 potential sites for feasibility, including existing planning permissions, sites in need of regeneration, and sites put forward via a 'call for sites' earlier in the year.

Of these, 69 sites have been brought forward to the consultation stage along with the Staveley Works and Waterside projects. 56 per cent of the housing capacity put forward is on brownfield land (including greenfield reserve sites). Brownfield sites alone will not meet our housing requirements.

Feasible sites by type
(expressed as % of homes)



Employment land: New evidence indicates a higher requirement for employment land to help meet the growth sought by the Sheffield City Region and Derbyshire/Nottinghamshire economic growth plans. The Plan proposes options for an increase in employment land, with the preferred being 83 hectares. This will mostly come forward within existing employment areas and at regeneration sites like Markham Vale, Waterside and the Staveley Corridor.

Green belt: No significant changes, only minor boundary amendments have been proposed to remove anomalies.

Open space and play: Improved standards on open space and sports have been outlined. New public open space within developments will be secured through section 106 agreements and contributions to the wider area through the council's Community Infrastructure Levy.

Renewable energy: Government guidance signifies that areas suitable for wind energy need to be identified within the Local Plan prior to receiving planning permission. Several areas that could be suitable as renewable wind energy sites are presented.

Retail centres: Changes are proposed to identify primary shopping areas as required by national policy, and to include Derby Road North, Duckmanton, Hollingwood, Lowgates East and Station Lane as new local centres, and re-designate Littlemoor and New Whittington as local service centres.

Strategic gaps and green wedges: Detailed boundaries for strategic gaps (areas that restrict the merging of settlements) and green wedges (areas that link the countryside to urban areas) are proposed.

Other key elements of the Local Plan include updates to **Environmental quality** policy following the designation of an Air Quality Management Area in Brimington and a proposal to look at Council owned garage sites to meet objectively assessed **traveller pitch requirements** (as necessitated by national planning policy).

The specific site allocations for traveller pitches will be subject to a further consultation in 2017.

Strategic sites overview:

The former Staveley Works site will continue to be the biggest development site in the borough, with around 1,500 new homes, new jobs and a proposed depot to serve a new high speed rail line.

Work is now underway *(see right)* on the Basin Square phase of Chesterfield Waterside.

The whole site will deliver up to 1,550 new homes over ten to 15 years, alongside new jobs and a new leisure and retail destination.

Find out more at our public consultation events:

The consultation is open from Thursday 12 January until Monday 27 February (see front panel for details of drop-in events).

The full Local Plan, evidence base and supporting documentation are available on the council's website. Paper copies can be viewed at our Customer Service Centre and at the Town Hall and copies of the consultation form will also be available at Chesterfield Library.

Your views on the Local Plan

You can download a consultation response form from our website at: www.chesterfield.gov.uk/newlocalplan Please send us your comments by 5pm on the 27 of February 2017, by either emailing your response form to us at local.plan@chesterfield.gov.uk or by post to: Strategic Planning and Key Sites, Town Hall, Rose Hill, Chesterfield, S40 1LP.
Comments must be in writing and cannot be treated as confidential.

A further consultation in late spring 2017 will follow before the final plan is submitted to the government for examination when (if adopted) it will replace the existing Core Strategy which has been in place since 2013.

Appendix 5 - Gypsy and Traveller Consultation: Social Media Activity

Facebook

12 Facebook posts during the period 12 February to 26 March, six of these included video:

Post	Number of post views	Number of video views
Post 1	21,108	10,276
Post 2	1,229	516
Post 3	518	539
Post 4	1,320	-
Post 5	2,788	-
Post 6	4,068	-
Post 7	769	-
Post 8	1,626	-
Post 9	4,588	-
Post 10	4,532	-
Post 11	733	509
Post 12	2,896	-

Twitter

12 Tweets during the period 12 February to 26 March.

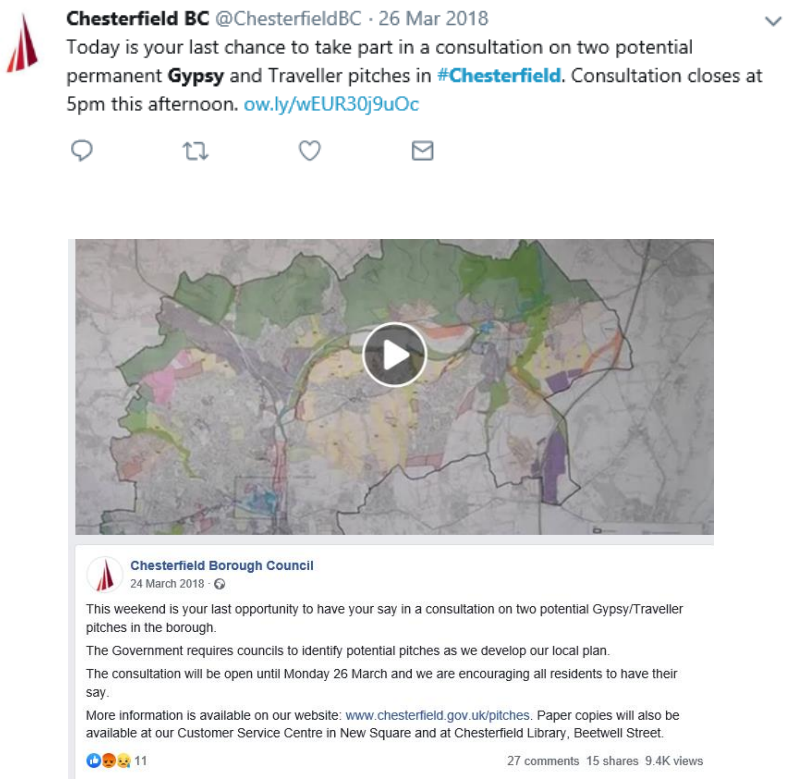
Tweet	Number of views
Tweet 1	1,448
Tweet 2	561
Tweet 3	770
Tweet 4	466
Tweet 5	707
Tweet 6	601
Tweet 7	649
Tweet 8	560
Tweet 9	418
Tweet 10	681
Tweet 11	602
Tweet 12	591

YouTube

In addition two videos were also viewed on the council's YouTube channel:

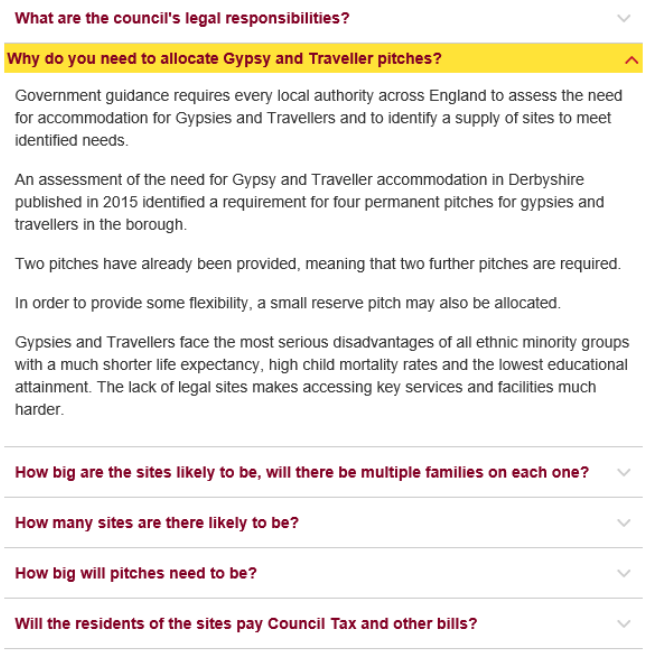
Video	Number of views
Video 1	513
Video 2	164

Example Social Media Posts:



Frequently Asked Questions Sheet:

Provided via the Council's website and in paper form at each of the consultation events.



Appendix 6 – Pre-Submission Local Plan Consultation: Press Statement

Have your say on Local Plan for Chesterfield - 11 January 2019

A six-week public consultation is to be held to get the views of residents and businesses about Chesterfield Borough Council's draft Local Plan.

The plan sets out the proposed future housing, industrial, commercial and leisure land use in Chesterfield until 2033. Residents and businesses can give their views on it between Monday 14 January and Friday 22 February.

Once the consultation is completed the plan will then be considered by an independent Government planning inspector at a public planning inquiry, which it is expected will take place later this year. The inspector will consider any comments made as part of the consultation as well as take representations at the hearing.

Two drop-in information sessions are being held so residents and businesses can find out more about what the plan could mean to them. They will be held on:

- Tuesday 5 February at Chesterfield Market Hall, Market Place, between 10am and 7pm
- Wednesday 6 February at the Speedwell Rooms, Inkersall Road, Staveley, between 1pm and 6pm

The draft Local Plan can be seen by visiting www.chesterfield.gov.uk/localplan, which will also have details of how to respond and make any comments.

Paper copies of the plan, along with consultation documents, will be available at Chesterfield, Brimington, Newbold, Old Whittington and Staveley libraries, as well as Chesterfield Town Hall in Rose Hill East and the Chesterfield Borough Council Customer Service Centre in New Square.

Councillor Terry Gilby, Chesterfield Borough Council's cabinet member for economic growth, said: "This stage of the Local Plan builds on the previous public consultations and is a more formal process which requires us to ask for the public's views on the soundness of the plan and whether it meets the legal duties the Government sets out.

"The Local Plan is important to local residents and businesses because it is the starting point for assessing the merits of individual planning applications."

"I would encourage everyone to give us their views and make sure they do it within the six weeks as we are not allowed to accept any late representations."

Between now and 2033 the plan proposes:

- Setting aside enough land for around 5,250 new homes, with a requirement to build at least 4,374 of those. This is a lower figure than in previous versions of the Local Plan. Most of the sites identified were included in the 2017 draft Local Plan but have been updated following comments made during that consultation process.
- Continuing to use the existing Community Infrastructure Levy and 'Section 106' planning agreements to provide community facilities, such as schools and GP services, in places where development takes place
- That major housing developments have up to 20 per cent affordable housing included within them
- Up to 25 per cent of homes on major developments meet the higher 'accessible and adaptable' standard in the building regulations, which means they can be altered to suit people with mobility issues
- All new homes and commercial developments are required to include electric vehicle charging points
- Continued support for the restoration of Chesterfield Canal
- Continued protection of the Green Belt, and a group of new 'green wedges' and 'strategic gaps'
- Developing 44 hectares (108 acres) of employment land
- Providing 7,736 square metres of new retail space

Most of the proposals within the draft Local Plan build upon the existing document but have been updated to reflect new planning guidance and legislation, as well as the latest statistical information on a range of topics including population size, housing need and requirements for open spaces.

Appendix 7 – Pre-Submission Local Plan Consultation: Formal Notice

Chesterfield Borough Council - Notice under Regulations 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Notice of the publication of the Pre-submission Chesterfield Borough Local Plan 2018-2033 for public consultation and statement of the representations procedure.

What is the Chesterfield Borough Local Plan 2018-2033 and how and when can comments be made?

Title of Document: Chesterfield Borough Local Plan 2018-2033

Subject matter and area covered: The Local Plan, once adopted, will be the statutory development plan for Chesterfield Borough over the fifteen-year period between 2018 and 2033. The Local Plan will replace the current Chesterfield Borough Local Plan Core Strategy that was adopted in 2013.

Its purpose is to set out the key development projects that will deliver new jobs, housing and community facilities; it identifies specific sites that will be both promoted and protected from development; it Identifies new infrastructure that will be needed to support future growth; and it contains the planning policies that the Council will use to determine planning applications.

The Council proposes to submit the Local Plan to the Secretary of State for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004, along with the required supporting documents. Prior to this, in accordance with Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council is inviting representations to be made to consider whether the proposed pre-submission Local Plan is legally compliant and sound. Any representations made will be submitted with the Local Plan and considered by a Planning Inspector.

The Pre-Submission Local Plan and the accompanying Sustainability Appraisal Report will be placed on deposit for public consultation for 6 weeks commencing 9am on Monday 14th January 2019 and ending at 5pm on Friday 22nd February 2019. During this time, any person or organisation may make representations about the Pre-Submission Local Plan. All representations must be submitted in writing. A response form is available from the venues listed below and on the council website www.chesterfield.gov.uk/localplan, or can be requested by emailing localplan@chesterfield.gov.uk or phoning 01246 345345.

The Pre-Submission Local Plan and supporting documentation can be viewed on the Council's website **www.chesterfield.gov.uk**/localplan and will be made available for public inspection at the following deposit points until 5pm Friday 22nd February 2019:

Chesterfield Library New Beetwell Street, Chesterfield S40 1QN Monday to Friday: 9am - 7pm Saturday: 9am - 4pm
Customer Service Centre 85 New Square, Chesterfield, S40 1AH Monday, Tuesday and Thursday - 8.30am to 5pm, Wednesday - 10am to 5pm, Friday - 8.30am to 4.30pm

There will be opportunities to speak directly to the Council officers involved in the preparation of the Pre-Submission Local Plan on the following dates:

- Chesterfield Market Hall Meeting Room Tuesday 5th February 2019 – 10:00 to 19:00; and
- Staveley Speedwell Room Wednesday 6th February 2019 – 13:00 to 18:00

Representations can either be sent electronically by email to localplan@chesterfield.gov.uk or alternatively by post or delivered by hand to the following address: Strategic Planning and Key Sites Manager, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP. All representations must be received by the Council **no later than 17:00 on Friday 22nd February 2019. Any submissions received after this deadline cannot be considered.**

Representations may be accompanied by a request to be notified at a specified address (postal or electronic) of any of the following: the submission of the Local Plan for independent examination under Section 20 of the Planning and Compulsory Act 2004, the publication of the recommendations of the person appointed to carry out an independent examination of the Local Plan, and the adoption of the Local Plan. For any further information about the Local Plan or the consultation process, please phone 345345 or email localplan@chesterfield.gov.uk

Dated 7th January 2019

Appendix 8 – Pre-Submission Local Plan Consultation: Social Media Activity Examples

Tricia Gilby and 1 other Retweeted

Chesterfield BC @ChesterfieldBC · 29 Nov 2018

A draft **Local Plan** which sets out proposed future housing, industrial, commercial and leisure land sites in **Chesterfield** until 2033 will be considered by our councillors. They will be asked to approve the **plan** going out to a six-week public consultation tinyurl.com/ybyvdrpf

Chesterfield @chesterfielduk · Feb 4

There is a drop in session tomorrow between 10am and 7pm at **Chesterfield** Market Hall where residents can have their say on the @ChesterfieldBC draft **Local Plan** dlvr.it/Qy9w89 #Chesterfieldnews #haveyoursay #LocalPlan #development #housing #land

Chesterfield BC @ChesterfieldBC · Feb 20

The draft **Local Plan** consultation ends on Friday 22 February.

Consultation documents are available at **Chesterfield**, Brimington, Newbold, Old Whittington and Staveley libraries, as well as Town Hall and the Customer Service Centre.

More info: bit.ly/2GwZvLG

Screen-print from Derbyshire Times Website

By
MICHAEL BROOMHEAD
Email

Published: 10:10
Monday 14 January 2019

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A six-week public consultation has been launched to get the views of residents and businesses about Chesterfield Borough Council's draft Local Plan.

The plan sets out the proposed future housing, industrial, commercial and leisure land use in Chesterfield until 2033.

Residents and businesses can give their views on it between now and February 22.

READ MORE: Here's where thousands of new homes could be built in Chesterfield in the future as part of the draft Local Plan

The draft Local Plan can be seen in full at www.chesterfield.gov.uk/localplan
Two drop-in information sessions are being held so residents and businesses can find out more about what it could mean to them.

They will be held at Chesterfield Market Hall between 10am and 7pm on February 5 and at the Speedwell Rooms on Inkersall Road, Staveley, between 1pm and 6pm on February 6.

Paper copies of the plan, along with consultation documents, will be available at Chesterfield, Brimington, Newbold, Old Whittington and Staveley libraries, as well as Chesterfield Town Hall and the council's customer service centre in New Square, Chesterfield.

Councillor Terry Gilby, the council's cabinet member for economic growth, said: "This stage of the Local Plan builds on the previous public consultations and is a more formal process which requires us to ask for the public's views on the soundness of the plan and whether it meets the legal duties the Government sets out.

"The Local Plan is important to local residents and businesses because it is the starting point for assessing the merits of individual planning applications.

"I would encourage everyone to give us their views and make sure they do it within the six weeks as we are not allowed to accept any late representations."

A council spokesperson added: "Once the consultation is completed the plan will then be considered by an independent Government planning inspector at a public planning inquiry, which it is expected will take place later this year.

"The inspector will consider any comments made as part of the consultation as well as take representations at the hearing."

Appendix 9

Chesterfield Borough Draft Local Plan

Statement of Consultation

December 2016

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1.0 Introduction

1.1 Evidence of thorough community involvement with emphasis on front loading is one of the key tests of soundness of Development Plan Documents (DPD). During the examination process the council will need to demonstrate that the views of the community, including hard to reach groups, have fed into the preferred policies and proposals.

1.2 This statement has been prepared, in line with the Town and Country Planning (Local Development) (England) Regulations 2012 (hereafter 'the Regulations'). The regulations require that a statement be produced outlining the community and stakeholder consultation undertaken during preparation of a DPD. This statement is intended to partially fulfil the requirements set out in Regulation 22 (1) (c) (i –v) of the 2012 Regulations, in that it details all consultation undertaken in the preparation of the 2016 Draft Local Plan. The Statement will be updated for each subsequent stage of plan preparation.

1.3 In addition to the statement itself, appendices have been included which provide more detail on the various consultation events and meetings.

1.4 Consultation was carried out in compliance with Regulation 18 and 35 of The Town and Country Planning (Local Development) (England) Regulations 2012. Consultation was also carried out in line with the councils' adopted Statement of Community Involvement (2014).

1.5 This statement will set out:

- which bodies were invited to make representations;
- how they were invited to do this;
- a summary of the main issues raised; and
- how the main issues raised were taken into account.

2.0 Local Plan; Sites and Boundaries Issues and Options Consultation

2.1 The Local Plan; Sites and Boundaries Issues and Options paper was consulted on over a 12 week period which was expanded to 14 weeks between 16th November 2012 and 22nd February 2013. Due to the informal nature and purpose of the issues and options stage, the borough council undertook a wide programme of community engagement activities.

Which bodies were invited to make representations?

2.2 The council consulted the 'Specific and General Consultees', as required by the regulations, along with the public, businesses, agents and other relevant organisations within the borough. The list is set out in Appendix 1. Representations were sought on a number of questions (see Appendix 2).

How were they invited to do this?

2.3 A paper or electronic copy of the document was sent to the Statutory Consultees. Anyone else with their details registered on the council's

LDF consultation database was alerted to the start of the consultation and directed to where they could find the relevant documents on the council's website. Hard copies were available on request. In addition, the document was made available at the council's offices and at libraries throughout the borough.

Publicity

2.4 Notices inviting representations were placed in the Derbyshire Times, and an article was published following a press release (Appendix 3). There was also an interview on Radio BBC Sheffield on 10/12/12.

Meetings and exhibitions

2.5 Drop-In events where officers were available with plans and on hand to answer any questions were held across three locations, Chesterfield Tourist Information Centre, the Hollingwood Hub and the Staveley Healthy Living Centre (Appendix 4). The consultation period also covered two rounds of community forums (Appendix 5) where officers attended and explained the content of the document and were on hand to answer any questions. Officers were also invited to attend meetings with local community groups to explain plans; visits were made to Woodthorpe Village Community Group, the Derbyshire Transport Users Group and the Chesterfield and North East Derbyshire Pensioners Action Association.

3.0 Summary of main issues raised and how they have been reflected in the Draft Local Plan

3.1 215 separate individuals or organisations submitted representations, making 723 points as currently itemised (some making the same points as each other). The main issues raised are set out by section, with information on any changes/additions made to the Draft Local Plan as a result. A schedule of all comments is available on the council's website.

Evidence Base

3.2 It was suggested by some that some of the evidence was based on outdated policy or was factual incorrect and in need of update. The comments focused mainly upon the Parks and Open Space Strategy and the Strategic Housing Market Assessment.

3.3 Statutory stakeholders, local interest groups and the public suggested that the following matters could be investigated further as part of the plan's evidence base.

- Mineral Safeguarding Areas
- Historic Environment
- Tourism
- HS2
- Energy Descent Plan
- A strategic transport/planning study which covers development of an integrated public transport system
- Review of walking routes
- Energy Study
- Local Food Study
- Regeneration Priority Areas and Interventions

Changes made as a result

3.4 All necessary evidence has been updated to inform the Draft Local Plan. In particular, the Parks and Open Space Strategy, Strategic Housing Market Assessment, and Review of Walking Routes.

Site Assessment Criteria

3.5 There is general support for the use of criteria to assess sites. Potential criterions were proposed as a further way to assess sites, criterion proposed cover:

- Access, where by other than car.
- Historic Environment considerations
- Market demand
- Loss of active allotment sites or sites with agri/horticultural potential
- Landscape Character

3.6 Suggestions have also been made by interested parties on how to "improve" criterions, there will be a need to decide which are the most appropriate for inclusion.

Changes made as a result

3.7 A new Land Availability Assessment has been prepared in collaboration with neighbouring authorities which incorporates consideration of the proposed criteria and sets out the councils approach to assessing sites.

Residential Sites

3.8 The document consulted on a total of 91 potential residential sites. Comments were received on all sites, statutory stakeholders specifically the Environment Agency and the county council archaeologist made comments on every site.

3.9 There was a general consensus that the range of sites identified was appropriate and acceptable. Following the consultation, it was necessary to disregard four sites from the site assessment stage.

Site Reference	Reason for Disregard
SBRES11 Homebase/Allied Carpets Site	Site is in commercial use (TK Max have taken occupation), appears unlikely that site would be available in the foreseeable future.
SBRES34 Wasp's Nest (Inkerman Park)	Potential for proposed residential would compromise the masterplan for the park. Vast opposition to the site.
SBRES42 Hilltop Road, Old Whittington	Leisure Services wish to protect this site which is a well-used play area and for informal recreation. Site should remain in its current use.
SBRES63 West of Handley Road, New Whittington	Objections received from multiple owners with regard to loss of gardens, privacy, woodland habitat and associated highways impacts. Site represents significant difficulties with regard to the availability of the land and identified constraints.

3.10 As part of the consultation further sites were submitted for consideration as part of the Sites and Boundaries process. These included the following, with an update of these sites as of January 2016 is provided in brackets.

- Norbriggs Nursery, Mastin Moor
- Royal Mail West Bars Car Park
- East of Manor Road, Brimington South
- KM Furniture, Pottery Lane West
- Gas Works, Chester Street
- Land north of Dunston *(Residential proposal recently granted on appeal)*
- All upper floors of shops and all offices have potential residential use
- Land north of Woodthorpe Road
- Land at Old Whittington -Green Belt

- Land west of Bevan Drive, Inkersall Green (residential application approved)
- Rose Crescent, Mastin Moor
- Land at 1 and 3 Beetwell Street, Chesterfield
- Old Coal storage land at the bottom of Seymour Lane, Woodthorpe
- Swaddale Avenue Allotments, Tapton (residential application approved)
- Land at South Street
- Land adjacent to St Joseph's RC Church, Middlecroft

3.11 Other potential residential sites have been put forward outside of the period for further consideration.

- Hill Farm, Broomfield Lane, Old Whittington
- Broomfield Kennels, Broomfield Lane, Old Whittington
- Riverside Garden Centre, Sheffield Road, Sheepbridge

3.12 A further question was asked about whether any potential residential sites should be considered for alternative uses. The following sites were suggested:

- SBRES92 Railway Terrace - Should be considered for public transport interchange
- Allotment sites proposed for alternative uses should be retained as allotments.
- Edge of town centre sites in Chesterfield could also support retail or office developments.
- SBRES20 Shopping Centre, Staveley - Site is already identified as a retail area
- SBRES43 Tesco Superstore, Meltham Lane - Currently proposed for an alternative retail use.

Changes made as a result

3.13 All sites are being assessed under the new LAA. Sites that have passed stages 1 and 2 are included as potential sites in the Draft Local Plan. Previous detailed comments on particular sites will be used to inform the final allocations.

Employment

3.14 27 Employment areas were identified within the Sites and Boundaries consultation, all have been commented on by the Environment Agency with regard to level of flood risk.

3.15 There is general support for identified sites as a means of meeting employment land requirement. Barrow Hill Engine Shed suggests there is a need for flexibility for the designation SBEMP07 to reflect the rail orientated activities at the site. It was suggested by a consultee that the council needs to consider further land as a result of the impact of HS2. There was some concern that there is only a limited amount of employment land identified in the west of the borough.

3.16 The developer of SBEMP15 Spire Walk business park stated it should be identified as a mixed use that could include small scale A1, A3, A4, C1, C3, D2 and Sui genris.

3.17 There is also a need to consider what provisions need to be made for the potential HS2 service depot at Staveley and for associated infrastructure.

3.18 One consultee believes there is a need for affordable B1 entry level business accommodation in the Loundsley Green area.

3.20 Impala Estates Limited would like to see there agricultural land adjacent the M1 to be included as part of the employment land allocation at Markham Vale.

Changes made as a result

3.21 Barrow Hill Engine Shed – proposed new policy on the Regeneration Priority Areas references supporting the activities of Barrow Hill Roundhouse as a visitor attraction and centre for employment.

3.22 Policy PS5 has been updated to reflect the announcement of the route of HS2 phase 2 and the associated Infrastructure Maintenance Depot on the Staveley site.

Centres and Retail

3.23 The majority of consultees responses in this section considered that the Chesterfield Town Centre boundary should be expanded to include the railway station.

3.24 Consultees felt it is necessary for a restraint policy to limit the number of Bars, Restaurants and Fast Food takeaways be placed on Corporation Street and the wider area, to complement the existing licensing Cumulative Impact Policy.

3.25 One consultee suggests that the Chatsworth Road District Centre should be expanded to include the former Walton Works building and adjoining land, in order to make it commercially viable.

3.26 There is general support for drawing of town, district, local service and local centres as well the use of both primary and secondary frontages. Representation expressed that there was no need for further new or expanded retail parks. Potential consideration for Out of Centre foodstores being allocated and afforded the same policy protection and recognition as retail parks.

Changes made as a result

3.27 Until the publication of the Retail Study Update there is insufficient evidence to support any extensions to the town centre boundary. This will be reviewed and the updated evidence will inform the next stage of Local Plan preparation.

3.28 Restricting licensed premises and hot food takeaways in and around Corporation Street - Although there is support for this approach there is no specific evidence which would support this type of approach presently. The council is working with partners on health and planning and if evidence is provided this will inform the next stage of Local Plan preparation.

Regeneration Priority Areas

3.29 Objection has been made to the amount of greenfield land included in a number of the regeneration priority areas; the greenfield elements do not have any specific regeneration needs. Concern regarding that all land within boundaries implies that it can be developed for housing. Comments have been received from the Environment Agency, Historic England and Sport England on each of the RPAs.

Barrow Hill

3.30 There is support for the regeneration of Barrow Hill, whatever approach is taken it must take into account the cumulative effect on the local community of previous environmental factors: the chemical plants; the surrounding open-casting, the Erin Void landfill and Staveley Corridor which could necessitate more open-casting and disruption.

3.31 There is a need to raise the profile of Barrow Hill and to improve the quality of life of the community. There is a need to protect open spaces and the wider landscapes from development to make it a more desirable place to live.

3.32 There will be a need to consider the existing and potential future activities of the Barrow Hill Engine Shed Society, with particular regard given to heritage, employment, car parking and transport routes serving the line.

Rother

3.33 Consideration will be required for the southern part of the potential RPA as it lies in floodzone 3.

Duckmanton

3.34 There is scope for a co-ordinated approach to development with North East Derbyshire District Council. Duckmanton and Long Duckmanton offer very real opportunities for growth in both administrative areas, due to its proximity to Markham Vale for the creation of a sustainable community.

3.35 The local school stated it can accommodate further pupils to the existing number on role. It was suggested that the land west of the RPA be removed from any final RPA.

Holme Hall

3.36 There is support for the classification of Holme Hall as a regeneration priority area. Questions over whether boundary is rightly drawn, and why homes in west of Holme Hall been included in the RPA.

3.37 There is a need for more than just new housing in the area, further investment in the community is required. Any future development would have to consider the impacts upon the Local Wildlife Site (Ashgate Plantation), a potential buffer between any development and the wildlife site is proposed. Improvement to shopping and services would be welcome to meet the needs of an increased population.

Mastin Moor

3.38 Mastin Moor should not be considered as a RPA, the problems at Mastin Moor have totally been misunderstood. Mastin Moor has no village centre and industry to support any new population.

3.39 RPA boundary includes the village of Woodthorpe, Woodthorpe is not in need of any regeneration. This statement was contrary to the suggestion that the RPA be expanded to cover wider areas of Woodthorpe to the west.

3.40 The regeneration area should include all realistic sites that can support and deliver regeneration and particularly where they are related to existing important social infrastructure.

Poolsbrook

3.41 Consideration will be required as there areas that are affected by floodzones 2 and 3.

Planning Interventions in RPAs

3.42 Key interventions suggested in RPAs were:

- Smartening up of rundown areas and the setting of heritage assets
- Encouragement of landscaping
- Positive marketing and branding of places (raising profile of settlements)
- Improvements to green space, flood risk management and decontamination of polluted sites.
- Prioritisation of non-car access to employment.
- Interventions are required to create demand for places.
- Provision of new and enhanced services and facilities.
- Multifunctional green infrastructure.

Changes made as a result

3.43 A new policy in the Regeneration Priority Areas is proposed to give further guidance on the council's expectations for these areas. The boundaries are not changed as there is a need to provide a certain level of flexibility to enable the positive regeneration of these areas.

Complex development allocation sites

3.44 With reference to the complex development allocation sites there was general support for the approach. It was felt that each site requires a bespoke solution that meets local needs. As well as Clayton Street other complex development sites were potentially identified at the multi-storey car park at West Bars and the Gas Works off Chester St.

Green Infrastructure and Biodiversity

Ecological Networks

3.45 Broad support with the approach taken by the council to develop an ecological network by using existing designated sites, green space and river corridors. Recommended that the River Rother, its tributaries and Chesterfield Canal are also part of this ecological network.

Green Wedges and Strategic Gaps

3.46 There was support for the Green Wedges and Strategic Gaps that were identified. Suggestions for both extensions and contractions of the boundaries were provided by consultees. Other greenfield areas potentially identified as a Green Wedge or Strategic Gap.

- Any Greenfield areas adjoining the existing Green Wedges
- Dunston and Newbold
- Dunston and Whittington Moor
- Hipper Valley Corridor
- East of Woodthorpe
- Brookside

Changes made as a result

3.47 The council commissioned an independent study to review the Gaps and Wedges. This study looked at the suggested additional wedges/gaps and recommended a new green wedge between Dunston and Sheepbridge. This has been taken forward into the Draft Local Plan.

River and Canal Corridors

3.48 There was support for the River and Canal Corridors that were identified. Suggestions for both extensions and contractions of the boundaries were provided by consultees. Consultees also felt it necessary to include the line of the filled-in canal north of Staveley as part of the River and Canal Corridors. Other comments made stated that care must be taken to preserve the line of the Chesterfield Canal from the projected route of HS2. Boundaries when drawn should be drawn according to ecological and topographical feature and not exclude areas proposed for development.

Changes made as a result

3.49 A new policy on the canal and a policy on river corridors are proposed in the Draft Local Plan.

Borough and Community Parks

3.50 Continued support for all of the borough and community parks. Two parks that were potentially suggested for development SBBCP01 Station Road Recreation Ground, Barrow Hill and SBBCP20 Wasps Nest (Inkerman) had particular strong community support that was well justified.

3.51 One key point that was made during the consultation was that if the council were to attempt to release any open space for development it would need to be informed by a robust assessment in the form of an up-to-date Open Space Strategy.

Changes made as a result

3.52 The Parks and Open Spaces Strategy has been updated but requires further evidence to support the release of open space for development. The majority of public open

space is therefore retained in the Draft Local Plan until additional justification is provided to demonstrate it is surplus to requirements.

Allotments

3.53 SBALL03 Barrow Hill Allotments is considered by local residents "as an old allotment" for which new housing could prove an ideal solution as it would overlook the open space and provide a feel of a village green.

3.54 The landowner of SBALL36 Swaddale Avenue Allotments believes the allotment to be a sustainable housing site and for the council to review the existing designation as allotment land. Landowner points out that site lies outside an area of deficiency and locally there is an adequate land supply of allotment land.

3.55 There is wide support for the provision of further allotments in the wards with an identified need:

- Linacre
- Loundsley Green
- Dunston
- Walton
- South of Rother
- South of Hasland
- Hollingwood and Inkersall

3.56 One consultee stated that allotments should be provided wherever there is proven demand; as set out in section 23 of the Small Holdings and Allotments Act 1908, as amended by the Allotments Act 1950.

3.57 A number of allotments that was identified for potential alternative uses were deemed to be unacceptable by many plot owners. Many of allotments identified have been improved and have full occupation. The use of the evidence and methodology contained within the 2002 Parks and Open Space Strategy is flawed and must be updated before any disposal can occur.

Changes made as a result

3.58 The updated Parks and Open Spaces Strategy did not include an assessment of allotments, and in the absence of this evidence the Draft Local Plan seeks to retain all publically owned allotments and is not proposing any new allotment sites.

Local Wildlife Sites

3.59 Derbyshire Wildlife Trust (DWT) has identified 15 sites that potentially will meet one or more Local Wildlife Sites selection guidelines. DWT hope to work with the Council and landowners over the coming years to fully assess these 'potential LWS' and wherever possible adding them to the LWS network. The DWT also identified four areas which could potentially be considered as a Local Nature Reserve:

- Land between Hall Lane and Cavendish Place
- Holmebrook Valley Park

- West Wood and Parker's Wood together with Brimington Field
- Ireland Wildlife Area

Changes made as a result

3.60 The council is working with DWT to update the Greenprint evidence. All wildlife sites identified by DWT will be designated on the Constraints Map, which will be available to support the Local Plan and Policies Map.

Trees, Woodland and Hedgerows

3.61 General support for tree, woodland and hedgerow planting and protection. Other areas have been suggested across the borough for consideration. Suggestions were made that the borough could conduct a strategic review of sites for woodland planting and improved management as part of the Sites and Boundaries process.

School Playing Fields and Sports Pitches

3.62 Landowner of SBSP04 GKN Sports ground claim sports facilities on site closed in 2008, site should not be included as a sports facility. Landowner has taken action to keep trespassers out of site, an application by the local community for the area to be registered as a village green was rejected. *(This site is currently being developed for residential purposes following planning permission being granted)*

3.63 SBSP16 Barrow Hill Driving Range includes land that is not under the ownership of the Driving Range and has never been used for that particular use, suggested amendment of boundary to account for this.

3.64 Sport England state until the Playing Pitch Strategy has been prepared the Council does not have a robust and up to date evidence base in place to demonstrate how current supply meets current demand or how increased demand through proposed growth can be accommodated by existing supply and/or if new provision needs to be delivered.

Changes made as a result

3.65 A Playing Pitch Strategy has been prepared and has informed the Draft Local Plan. Outdoor sports standards have been included in the Draft Local Plan.

Local Green Space and Other Open Space

3.66 Consultees were clear that all open space must be protected. Sport England reiterated that this should be the case until an updated Open Space Strategy is in place.

Changes made as a result

3.67 The Parks and Open Spaces Strategy has been updated but requires further evidence. The majority of public open space is therefore retained in the Draft Local Plan.

Green Belt

3.68 As part of the consultation there was a specific question focusing upon the approach to take to the Green Belt at Land East of Staveley following the removal of a safeguarding line. Three Options were consulted on, Option 2 (Alter the boundary to reflect original position prior to the safeguarded road route) and Option 3 (Keep boundary as near as possible to current one but re-draw it following identifiable features on the ground) both were equally well supported.

Changes made as a result

3.69 Minor amendments to the Green Belt to correct anomalies are proposed.

Safeguarded Land

3.70 The Council considered whether it was necessary for Land north of Dunston to be considered as an area of 'safeguarded land'. There was varied support for the safeguarding of the land, answers given by many were in the context of either supporting the land for designation as Green Belt or in support for allocation of the land as a residential site.

Changes made as a result

3.71 Land north of Dunston is being proposed as a Reserved Housing Site in the Draft Local Plan.

Infrastructure and education safeguarding sites

3.72 DCC requires the borough council to safeguard land for education purposes, comments were received on two of their proposed sites:

- SBENS01 – Norbriggs Road Netherthorpe, one objection was received focussing on the flood plain and a public footpath running through the site. It is stated the land is currently used as Woodthorpe Common. A nearby potential developer is to investigate the safeguarded site and consider it alongside any further submissions.

- SBENS02 – New Whittington (alternative site), the site is within both floodzones 2 and 3 and would require an appropriate flood risk assessment.

3.73 Suggestion were made that all schools need to safeguard surrounding land for the possibility of future expansion and facilities. It was also felt that this course of action would also be suitable for facilities associated with Chesterfield College.

3.74 Other types of land for safeguarding were put forward for HS2, public transport, composting and renewable energy generation. The National Gird highlighted their policy of retain existing overhead lines in-situ unless for a nationally important scheme.

Changes made as a result

3.75 The Draft Local Plan safeguards the school sites as required by the County Council. There is no safeguarding direction as yet for the HS2 route.

Renewable Energy

Hydro

3.76 Some landownership details were provided for a few of potential hydro opportunities, also the potential impact upon heritage assets was also raised. Consultees were keen to ensure that the identification of these site were not be used as blanket authorisation for these schemes. Council asked whether there were any further sites that could be considered.

Wind

3.77 Concerns were raised regarding four of sites and their impact upon the landscape and environment. Two other areas were flagged up as being close to power and would need to be carefully located. Consultees were keen to ensure that the identification of these site were not be used as blanket authorisation for these schemes. There was also support for the allocation of sites, but only where it does not preclude other sites being used if found suitable.

Changes made as a result

3.78 The renewable energy policy has been amended to reflect wording in national guidance regarding impacts, and in terms of proposals needing to demonstrate, following public consultation, that all material planning impacts identified by affected local communities have been adequately addressed. No changes are considered necessary to policy wording on hydro power.

Historic Environment

3.79 A suggestion was made that the Town Centre Historic Core could be extended to include the Town Hall and Gardens up to Saltergate. Another consultee was keen to note that sites outside this specific core may still have archaeological significance which, as per the requirements of the NPPF, may require assessment and consideration against policies for designated heritage assets.

3.80 Historic England feel as a minimum, boundaries of conservation areas and the Queen's Park registered park and garden should be shown onto maps, as future site allocations within these areas or nearby will highlight these assets as a considerations.

Changes made as a result

3.81 Conservation Areas and Historic Parks and Gardens will be shown on the Constraints Map which will accompany the Draft Local Plan and Policies Map.

Transport

3.82 SBTRANS01 – Staveley – Brimington Bypass, Derbyshire County Council (DCC) supports the continuing safeguarding of the existing route of the bypass. One of the landowners for SRVCAAP area believe the protected alignment to be not consistent

with aspirations for development of the wider area. The AAP process has identified how the proposed road could be provided within the site along an alternative alignment.

3.83 SBTRANS02 – DCC do not intend to pursue The Whitting Valley Link Road as it has not been included in the current or previous Local Transport Plans (LTP), and has not been identified as an issue in transport terms.

3.84 Other potential safeguarding was suggested included:

- A potential southern relief road connecting the Hasland bypass to radial routes to the south and west,
- Safeguarding of a Staveley – Barlborough Link road having special consideration of the HS2 proposals and potential opencasting North of the A619 East of Staveley, and,
- Land for a future public transport interchange (preferably next to the train station.

Changes made as a result

3.85 The Draft Local Plan proposed that the SCRR will be safeguarded to the point where it meets the SRVC Strategic Site boundary, to allow for alternative alignments to be designed as part of the development of the site. It is considered that there is insufficient evidence to justify the additional suggested safeguarding.

Cycle Routes

3.86 Support for the strategic cycle network but there should be flexibility to amend routes if better off-road alternatives can be found. Six other routes were proposed for further consideration.

Walking Routes

3.87 There is support for a comprehensive review of walking routes in the Borough in conjunction with organisations such as the Ramblers Association and Walking for Health groups. Priority should be given to upgrading routes to service centres and the town centres. The Chesterfield and North East Derbyshire Group of ramblers provided detail discussion with regards to 24 potential routes.

Changes made as a result

3.88 A Review of Strategic Walking Routes has been completed and will inform the final allocation of sites and priorities for spending of CIL revenue.

Place Shaping Policies

3.89 The following comments were made on the place shaping policies:

- PS1 Chesterfield Town Centre - There is potential to consider the extension of the town centre boundary to cover the Tennyson Avenue and Queens Street.
- PS2 Chatsworth Road - Could be potential for the consideration of extending the Chatsworth Road area to Brookfield School and taking in the Hipper Valley Trail/Walton Dam/Somersall Park.

- PS3 Waterside and Potteries - Suggestion received that there is a need for the Waterside and Potteries to be amended in line with the approved redline boundary of the existing permission.
- PS4 Markham Vale - Consultees felt that continued identification of Markham Vale was appropriate, but there would be a need to consider the potential impacts of HS2.
- PS5 Staveley and Rother Valley Corridor - Suggestions made that the PS5 boundary should be extended to include the Hall Lane Landfill site. It was also commented that the red line between the south western edge of restored land and the PS5 policy area does not accord with features that exist 'on the ground'.

Other comments

3.90 Statutory stakeholders suggest need to demonstrate the use and consideration of the following elements in the preparation of the Sites and Boundaries document:

- Landscape character, environmental sensitivity and visual amenity,
- Flood Risk Sequential Test and Exception Test,
- Up-to-date Open space and sports pitches assessment.

Changes made as a result

3.91 Derbyshire County Council Landscape and Conservation Team will be consulted on all potential sites. The council is working closely with the EA on flood modelling for the borough, the Chesterfield Flood Risk Investigation Project. This, together with Derbyshire County Council's proposed Chesterfield Integrated Model fulfill the requirements of a Level 2 Strategic Flood Risk Assessment and negate the need for Chesterfield Borough Council to carry out a separate study. It is acknowledged that there may be the need for some bespoke work to test the deliverability of sites if, following application of the Sequential Test, allocations are proposed in areas at high flood risk. This will be done to inform the final allocations in the submission version of the Local Plan.

Significant issues where the council has not reflected a comment/objection in the Draft Local Plan

3.92 The council considers that the concerns of most objectors will be addressed by the proposed changes. However, a number of major objections or requested changes remain which the council does not consider to be justified, supported by evidence or appropriate. These are:

- New Green Wedges at
  - Any Greenfield areas adjoining the existing Green Wedges
  - Hipper Valley Corridor
  - Land East of Woodthorpe
  - Brookside
- Provision of additional allotments
- Expanded of Chesterfield Town centre boundary to include the Railway Station.
- Restricting licensed premises and hot food takeaways in and around Corporation Street
- Removing greenfield sites from the Regeneration Priority Areas

4.0 Registered Providers Housing Workshop (July 2016)

4.1 Planning Officers gave a presentation to the Northern Housing Market Area Registered providers Workshop (mailing list at Appendix 6). This was to inform participants about the new evidence on Strategic Housing Requirement, the emerging position on affordable homes threshold, government announcements about Starter Homes and the new Housing Standards.

Changes made as a result

4.2 The discussion informed Policy CS11 and the percentage of accessible housing that is required.

5.0 Members Drop-In Session (November 2016)

5.1 The drop-in session ran from 10am to 6pm and was attended by approximately 20 councillors at various points during the day, including the Leader/Executive Member for Economic Growth, Deputy Leader/Executive Member for Planning, Chair of Planning Committee, Executive Member for Housing and various ward members.

5.2 There were questions and discussion around a range of topics including:

- Emphasis on housing in the town centre but concerns over creating right quality of living environment (noise and disturbance, concerns over dwellings on Corporation Street)
- Concern over parking standards. Too many developments being allowed with insufficient parking
- Need proper planning of education provision
- How do we deal with offices in residential properties
- What is happening to the former Fire Station site on Sheffield Road
- Monitoring and collection Community Infrastructure Levy
- Use of Public Open Space as housing land
- Importance of refurbishing Walton Works
- How to prevent unallocated sites coming forward
- Wayfinding from station needs improvement
- Improve bus provision
- What is the role of Sheffield City Region in housing
- What is happening with the Brimington Bypass? How likely it will happen?
- Does the plan allow for the Council to build housing itself

5.3 No changes were made as a result of the Members Drop-in Session.

Appendix 1 Consultees

Specific Consultation Bodies

All the specific bodies and those required under the Duty to Cooperate were consulted, including:

Neighbouring Local Planning Authorities:

- Bolsover District Council

- North East Derbyshire Borough Council

- Derbyshire County Council

Town or Parish Councils within or adjoining Chesterfield Borough

Civil Aviation Authority

Coal Authority

Derbyshire Chamber Of Commerce & Industry

Derbyshire Wildlife Trust

Historic England (the Historic Buildings and Monuments Commission for England)

Environment Agency

Homes and Communities Agency

Natural England

Network Rail Infrastructure Ltd

National Grid

Highways Agency

NHS North Derbyshire Clinical Commissioning Group

Local Enterprise Partnerships

Severn Trent (water and sewerage undertaker)

Sport England

Yorkshire Water (water and sewerage undertaker)

Western Power Distribution

Marine Management Organisation

Plus other relevant gas, electricity and electronic communications network infrastructure providers

The full lists are in the tables below:

Derbyshire County Council	Easynet Ltd
North East Derbyshire District Council	IPM Communications Ltd
Natural England	Kingston Communications LTD
Department for Transport	National Grid Transco
Historic England	NTL
The Coal Authority	Telewest Broadband
British Telecommunications	Transco
Derbyshire County Primary Care Trust	EON Energy
Staveley Town Council	National Grid gas
Environment Agency	Sheffield City Region LEP
East Midlands Council	Derbyshire and Nottinghamshire LEP
Severn Trent Water	Barlow Parish Council
NHS Derbyshire County	Brampton Parish Council
NHS Derbyshire County Primary Care Commissioning	Calow Parish Council
Entec UK Ltd	Eckington Parish Council
Severn Trent Water	Grassmoor, Hasland & Winsick Parish Council
Brimington Parish Council	Holymoorside & Walton Parish Council
Highways Agency	Sutton-Cum-Duckmanton Parish Council
Yorkshire Water	Unstone Parish Council
Homes and Communities Agency (Leeds)	Wingerworth Parish Council
Bolsover District Council	Balborough Parish Council
Western Power Distribution	Old Bolsover Town Council
COLT	Clowne Parish Council
Connect Utilities Ltd	Cable and Wireless Communications

General Consultees - Organisations

34th Chesterfield Cubs or Scouts	Boythorpe Activity Club
3rd Brampton Scout Group	Boythorpe Allotment Association

Abercrombie Primary School	Boythorpe TARA
Ackroyd & Abbott	Brampton Home Furnishers
Acorn Christian Ministries	Brampton Manor Recreation Ltd
African Caribbean Community Association	Brampton Parish Council
Age Concern Derbyshire	Brampton Primary School
Alfred McAlpine Capital Projects	Brampton Tenants & Residents Association
Alfred McAlpine Homes	Brimington & Barrow Hill Methodist Church
Alyn Nicholls & Associates	Brimington & Tapton Community Forum
Amber Valley Borough Council	Brimington Bowling Club
Amblers Estate Agents	Brimington Club Secretary
Anchor Trust	Brimington Junior School
Ancient Monument Society	Brimington Manor Infants School
Andrew Granger and Co	Brimington Manor Rest Centre & Welfare Committee
Arch Liaison Off Divisional HQ	Brimington Tenants and Residents Association
Architectural Design Studio	British Coal Property
Armstrong Burton Planning	British Horse Society
Arnold Laver and Bolsterstone plc	British Rail Property Board
Ashgate Allotment Association	
Ashgate Croft School	BWEA
Asian Association Chesterfield (NED) Secretary	Cadbury Schweppes Plc
Association for Spina Bifida and Hydrocephalus	Campaign for Real Ale Ltd
ATC 331(Chesterfield)Sqn	Campaign to Protect Rural England (CPRE)
Avenue Road Allotment Association	Cancer Research Campaign (Chesterfield)
AWG c/o Savills Commercial Planning	Capital & Estate Development Manager
B & Q PLC c/o RPS Planning	Capital Planning Manager, Derbyshire Mental Health Trust
Baker Barnett	Carr- Gomm
Bardill Barnard	CASH Project
Barratt Homes (East Mids)	Cathelco Limited
Barratt North Midlands	Cavendish Junior School
Barrow Hill & Whittington Community Forum	Central Networks plc

Barrow Hill Allotment Association	Centre Manager Chantry Youth and Community Centre
Barrow Hill Engine Shed Society	Cerda Planning
Barrow Hill Primary School	CHARM
Barton Wilmore	Colliers CRE
Bassetlaw District Council	Commission For Racial Equality
Bellhouse Lane Allotment Association	Community Sitters
Bloor Homes, JS Bloor (Services) Ltd	Corus UK Ltd. - Property Department
Bo Peeps Parents & Toddlers Group	Council For The Protection Of Rural England
Chart Econ Devt Team St Helens Cmnty Devt Worker	Covidien
CHART LSP	CPRE Peak District and South Yorkshire Branch
CHART LSP Environment Group	Crown Estates Commissioners
Chatsworth Settlement Trustees	Cycle Touring Club
Chesterfield & NE Derbyshire Pensioners Action Association	D J Deloitte
Chesterfield & North Derbyshire NHS Trust	David Wilson Homes North Midlands
Chesterfield Action for Access	DCC Social Care
Chesterfield and District Civic Society	DdEF c/o Law Centre
Chesterfield and North East Derbyshire Ramblers Association	DDP
Chesterfield Area Regeneration Team	Derbyshire & Peak District Transport 2000
Chesterfield Canal Partnership	Derbyshire and Nottinghamshire Chamber of Commerce
Chesterfield Canal Trust	Chesterfield RUFC
Chesterfield Care Group	Chesterfield Spire Road Cycling Club
Chesterfield Central Area Community Association	Chesterfield Sure Start HLC
Chesterfield Churches Housing Association Limited	Chesterfield Time Bank
Chesterfield College	Chesterfield Walk This Way
Chesterfield Credit Union Ltd	Chesterfield Waterside
Chesterfield Cricket Club	Chevin Housing Association Limited
Chesterfield Cycle Campaign	Chinese Community Association
Chesterfield Gospel Trust	Chinese Community Association Secretary
Chesterfield Muslim Association	Christ Church CE Primary School

Chesterfield Muslim Welfare Association	Christ Church Toddlers
British Wind Energy Association	Church Commissioners For England
Brockwell Allotment Association	Citizens Advice Bureau (Chesterfield)
Brockwell Infants and Junior School	Civic Trust
Brookfield Community School	
Browne Jacobson LLP	
Derbyshire Archaeological Society	Fusion Online Ltd
Derbyshire Coalition For Inclusive Living	GB Development Solutions Ltd
Derbyshire Constabulary	George Wimpey South Yorkshire Ltd
Derbyshire Countryside Service	GL Hearn
Derbyshire Dales District Council	Gladedale (South Yorkshire) Limited
Derbyshire Economic Partnership	Goldwell No 1 Allotment Association
Derbyshire Fire & Rescue Service	Goodman Court Tenants Association
Derbyshire Gypsy Liaison Group	Gough Planning Services
Derbyshire Historic Buildings Trust	Government Office for the East Midlands
Derbyshire Urban Studies Centre	Grangewood Tenants & Residents Association
Derbyshire Wildlife Trust	Grassmoor Primary School
Derwent Living	Greater Manchester Pension Fund
Development Land & Planning Consultants Ltd	Greenfarm/Loundsleygreen TARA
Development Planning Partnership	Groundwork Creswell
Devplan UK	Grove Road Allotment Association
Director, Universal Hydraulics Ltd	GVA Grimley (Rob Peters)
DLP Planning Ltd	Hady Hill Allotment Association
DPDS	Hady Primary School
DPP	Hall Construction Services Ltd
Drivers Jonas	Hallam Land Management
Drivers Jonas Deloitte	Harris Lamb Chartered Surveyors
DTZ Pieda Consulting	Hartington Allotment Association
Duckmanton Primary School	Haslam Homes
Duckmanton Tenants & Residents Assocication	Hasland & St Leonards Community Forum
Dunston Community Group	Hasland Hall Community School

Dunston Ladies Club	Hasland Infants School
Dunston Moor & St Helens Community Forum	Hasland Junior School
Dunston Primary School	Hasland Resource Centre
Dunston Residents Action Group	Hawksmoor
Dunston Walking for Health Group	Heart of England Tourist Board
East Midlands Electricity Plc	Heath and Hardy Trust
East Midlands Housing Association Limited	Heath Family Properties
East Midlands Planning Aid Service	Heaton Planning
East Midlands Strategic Health Authority	Housing 21
East Midlands Tourism	Housing Corporation
East Midlands Trains	How Planning LLP
English Historic Towns Forum	HOW Planning LLP
Envoprint	Hunloke Avenue Allotment Association
Erewash Borough Council	Hunloke Community Garden
F G Sissons (Chesterfield) Ltd	Home Group Limited
FFT Planning Friends	Henry Boot Homes
Firstplan	High Peak Borough Council
Fisher German	Highfield Hall Primary School
Fitzwise Ltd	HM Prison Service
FLP	Hollingwood After School Club
Forestry Commission	Hollingwood Primary School
Frank Shaw Associates	Hollingwood Residents Association
Freethcartwright LLP	Holme Hall Primary School
Friends of Brearley Park	Holmebrook & Rother Community Forum
Friends Of The Earth	Home Builders Federation
Friends of the Trans Pennine Trail Ltd	
Fuller Peiser	
Home Central South Yorkshire and North Midlands	Miller Homes Ltd
Ian Baseley Associates	Motoring Organisations' Land Access & Rec. Assoc
In Touch	Multiplex Engineering Limited

Indigo Planning Ltd	N Derbys Confed of adult Mental Health Services
Inkerman Developments (c/o Freethcartwright LLP)	Nathaniel Lichfield & Partners
Inkersall Allotment Association	National Childbirth Trust (Chesterfield)
Inkersall Primary School	National Council for Divorced and Separated
Inkersall Tenants & Residents Association	National Farmers Union
'Inspire' 50+	National Playing Fields Association
Inventures	National Trust
J.V.N. Architecture	
John Church Planning Consultancy Limited	Netherthorpe Community School
'Johnnie' Johnson Housing Trust Ltd	Network Rail
JPC Commercial Services	New Whittington Allotment Association
Junction Arts	New Whittington Primary School
KeyLand Developments	Newbold & Brockwell Community Forum
Kier Homes Northern Limited	Newbold CE Primary School
King Sturge	Newbold Community Association
Kingdom Mills Ltd	Newbold Community School
Knight Benjamin & Co. Chartered Surveyors	Newbold Parish Church Pre-school
Knight Frank	Newbold Tenants & Residents Association
Koyanders Associates	Newland Dale Community Group
Lafarge Aggregates Ltd	Nex Communications
Lambert Smith Hampton	NHS Estates East Midlands Division
Land Securities	Niche Architects LLP
Landmark Information Group Ltd.	Nigel Pugsley
Law Centre	Norbriggs Primary School
LIDL UK CMBH	Norseman Holdings Limited
Linkdene Properties Ltd.	North Cheshire Housing Association
Links	North Country Homes Group Limited
Lister Property Developments	North Derbys Employment Service
Littlemoor Allotment Association	North Derbys Training and Enterprise Council
Littlemoor Charity	North East Derbyshire Primary Care Group
Living Streets	North East Derbys Rural Transport Partnership

Longden Homes	Northern Counties Housing Association Limited
Loundsley Green Parish Church	Npower Renewables
Lowland Derbyshire Biodiversity Partnership	Old Hall Junior School
Malcolm Judd and Partners	Old Whittington Allotment Association
Malcolm Smith Associates	Old Whittington Miners Welfare
Managing Director, International Drilling Services Ltd	Old Whittington TARA
Managing Director, Mondi Packaging (Corrugated UK)	Oldroyd Associates
Marden Estates Ltd	Outdoor Advertising Association
Marshgate Developments Limited	Parish Centre Stonegravels
Mary Swanwick Primary School	Pavilion Playgroup
Mastin Moor Allotments Association	Peacock and Smith
Mastin Moor Miners Welfare	Peak And Northern Footpaths Society
Mastin Moor Miners Welfare 'One Stop Shop' Project	Peak District National Park
Mastin Moor Tenants & Residents Association	Pegasus Planning Group
Middlecroft Allotment Association	Persimmon Homes
Peter Webster Youth Centre	St Augustines Allotment Association
Peter Wigglesworth Planning Ltd	St Augustines/Birdholme TARA
Planarch Design Ltd	St Gobain Pipelines
Planning Potential	St Helens Cmnty Worker
Plot of Gold Ltd	St Helen's Tai Chi and Health Club
Poolsbrook Primary School	St Johns Ambulance (Chesterfield Quad Division)
Poolsbrook Tenants and Residents Association	St Josephs Catholic Church
Poolsbrooks Centre Group Industrial	St Mary and All Saints Church
Post Office	St Mary's RC School
Railway Paths Ltd.	St. Joseph's RC Primary School
Rainbow Alliance	St. Mary's RC Primary School
Rapleys	Stagecoach East Midland
Ravenside Investments Ltd	Staveley Church Parent And Toddler Group
Rhodesia Avenue Allotment Association	Staveley Community Forum
Rhodia Eco Services Ltd	Friends of Poolsbrook Country Park

Robert Turley Associates Ltd	Old Whittington Junior F.C.
Robinsons & Sons Ltd	Staveley County Junior School
Roger Tym & Partners	Staveley Health & Fitness Group
Rother Walking Group	Staveley History Society
Rotherham Metropolitan Borough Council	Stewart Ross Associates
Royal Mail Property Holdings	Stonham Housing Association Ltd
Royal National Lifeboat Institution	Sunnycroft Elderly Peoples' Club
Royal Society For The Protection Of Birds	SUON Ltd
RPS Planning, Transport And Environment	Sustrans Limited
Rufford Close Allotment Association	SYHA
SAIL	Taylor Woodrow Developments Ltd.
Sainsbury's Supermarkets Ltd	Terence O'Rourke
Saints Augustine with Saint Francis	Tesco Stores Ltd
Salvation Army Housing Association	The Boyd Partnership Chartered Architects LLP
Savills	The Campaign For Real Ale
Scott Wilson	The Compasionate Friends
Scott Wilson Kirkpatrick & Co Ltd	The Derby Diocesan Board Of Finance Ltd
Severn Trent Water	The Friends of Poolsbrook Country Park
Sheffield City Council	The Garden History Society
Shepherd Homes Ltd	The Georgian Group
Signet Planning	The Grove Allotment Association
Sime UK	The Guinness Trust
Single Parent Network	The Lawn Tennis Association
Smith Stuart Reynolds	The Meadows Community School
Solar Contracts	The National Trust (East Midlands)
South Derbyshire District Council	The Planning & Design Practice
South Yorkshire Housing Association Ltd	The Planning Bureau Ltd
Spawforths	The Planning Inspectorate
Speed Plastics Ltd	The Showmen's Guild of Great Britain
Spire Infants and Nursery School	The Three Valleys Project
Spire Junior School	The Twentieth Century Society

Spirita	The Woodland Trust
Sport England	Thornfield Developments
Springbank Centre	Threadneedle Property Investments
Springwell Community School	Three Valleys
Sprogshop Playscheme	Townswomen's Guild
Transition Town Chesterfield	Trans Pennine Trail
Turley Associates	Whitecotes Primary School
UK Coal Mining Ltd	Wilcon Homes
United Co-operatives	Wilkinson
Vicar Lane Centre Manager	William Davis Limited
Victorian Society	William Rhodes Primary School
Viridor Waste Management	William Sutton Housing Association Ltd
W M Morrison Supermarkets PLC	Wilson Bowden Developments
Walton & Co Planning Lawyers	Whelmar Homes
Walton & West Community Forum	White Young Green
Walton Evangelical Church	Woodthorpe CE Primary School
Walton Holymoorside Primary School	Woodthorpe Residents Association
Westbury Homes (Holdings) Ltd	Woodthorpe Village Community Group
Westfield Allotment Association	Young at Heart
Women's Aid	Zion Church

General Consultees - Individuals

Over 500 individuals from the LDF database were also consulted.

Appendix 2 Publicity

Press Release

From: Fiona Shepherd

Sent: 27 November 2012 14:12

Subject: One press release from Chesterfield Borough Council

Planning for the future of Chesterfield Borough

Chesterfield Borough Council is asking residents for their views on two important planning documents that will affect the future development of the Borough.

The first document, the 'Sites and Boundaries' plan will set out how land across the borough could be used over the next 20 years, and will set out specific sites for development as well as those that should be kept as open space. The document will identify potential sites for a number of uses including businesses, offices, shops and housing, green spaces, renewable energy and specific sites such as Markham Vale, Chesterfield Waterside and Chatsworth Road.

Councillor John Burrows, Leader of Chesterfield Borough Council said: "This is the first stage in the process of identifying future sites for development and protection, so we want to encourage people to get involved to give their comments on the possibilities and to suggest further sites that we may not have considered."

The second document 'Staveley and Rother Valley Corridor Area Action Plan', considers regeneration proposals for the former industrial land alongside the River Rother near Brimington and Staveley, including the former Staveley Works site. The Plan sets out in detail how the land could be developed over the next 10-15 years for the creation of 2,000 new homes and 30,000 square metres of land for commercial use, and what infrastructure would be needed and how it could be integrated with surrounding communities.

Councillor Burrows continued: "We need to hear people's views on these plans, in particular what aspects people like and what parts could be improved. This feedback will then be used to help us to prepare a final plan that will shape the future of this important site to the benefit of the borough."

The consultation will run until 8th February 2013. You can view the plans and supporting information on the council's website at www.chesterfield.gov.uk/SitesandBoundaries and www.chesterfield.gov.uk/StaveleyAAP . They are also available to view at the Town Hall and in all the Local Libraries in the borough.

A series of ‘drop-in’ sessions will take place during December and January (see dates below) so residents can view the plans and talk to the planners about the future of the borough.

Chesterfield Tourist Information Centre

- 10th and 11th December - 10am to 4pm
- 10th and 11th January - 10am to 4pm

Hollingwood Hub, Works Road, Hollingwood

- 13th December - 2pm to 5pm
- 14th December - 10am to 4pm

Staveley Healthy Living Centre

- 7th and 8th January - 10am to 4pm

Information will also be available at Community Forum meetings throughout January.

Ends

Ref: 525/11 *27th December 2012*

All media enquiries contact: Fiona Shepherd, Chesterfield Borough Council E: **fiona.shepherd@chesterfield.gov.uk** T: 01246 345245/0774 663 8061

Fiona Shepherd

Public Relations Officer

Tel: 01246 345245 or 0774 663 8061

fiona.shepherd@chesterfield.gov.uk

Planning for the future

Find out how many homes are set for your road...

FEATURE

BY JULIA RODGERSON
julia.rodgerson@derbyshiretimes.co.uk
@JuliaRodgerson

Housing developments, building on green fields and derelict land brought back in to use... what do you want to see at the end of your road in 20 years?

Almost 8,000 new homes must be built in Chesterfield over the next two decades - and town leaders have revealed where most of the properties could go.

Some greenfield land will be developed to achieve the target and residents are being urged to have a say on the proposals.

Potential sites include Chesterfield town centre where 903 dwellings are planned and Chatsworth Road district is set for 495 new houses.

In Staveley 600 homes could be built, with most set for land west of Inkersall Road and Bent Lane. Major developments are also proposed for Duckmanton - which could see 956 new homes - and Mastin Moor where 878 houses are planned.

Almost half the 7,600 dwellings needed are already accounted for in two large developments across the borough. Two-thousand homes are proposed for the Staveley and Rother Valley Corridor Area and 1,500 houses have outline planning consent as part of the Waterside scheme.

There are a further nine developments with planning permission including the former Chesterfield rugby club where 127 homes are planned, Derby Road which is set for 83 houses and Saltergate recreation ground where 68 homes are proposed.

The council is now asking residents for their views. Consultation runs until February and series of 'drop-in' sessions will take place during December and January.

Go to www.derbyshiretimes.co.uk for details of where the sessions will take place.

FOOD HYGIENE RATING 5 VERY GOOD
China Dragon
The best value Chinese restaurant in the area
Christmas & New Years Opening Times
24th: Open, 25th: Closed, 26th Closed, 31st Open, 1st: Closed
10% OFF
All You Can Eat Buffet
All meals freshly prepared. Includes all seafood, crispy duck, starters, main courses !
EVERY DAY OF THE WEEK!
PRICE NOW ONLY!
Sunday £11.70 Per head
Mon - Thurs £12.60 Per head
Fri - Sat £13.50 Per head
HALF PRICE FOR CHILDREN UNDER 12
BOOK NOW TO AVOID DISAPPOINTMENT
HOME DELIVERY AVAILABLE 7 DAYS A WEEK
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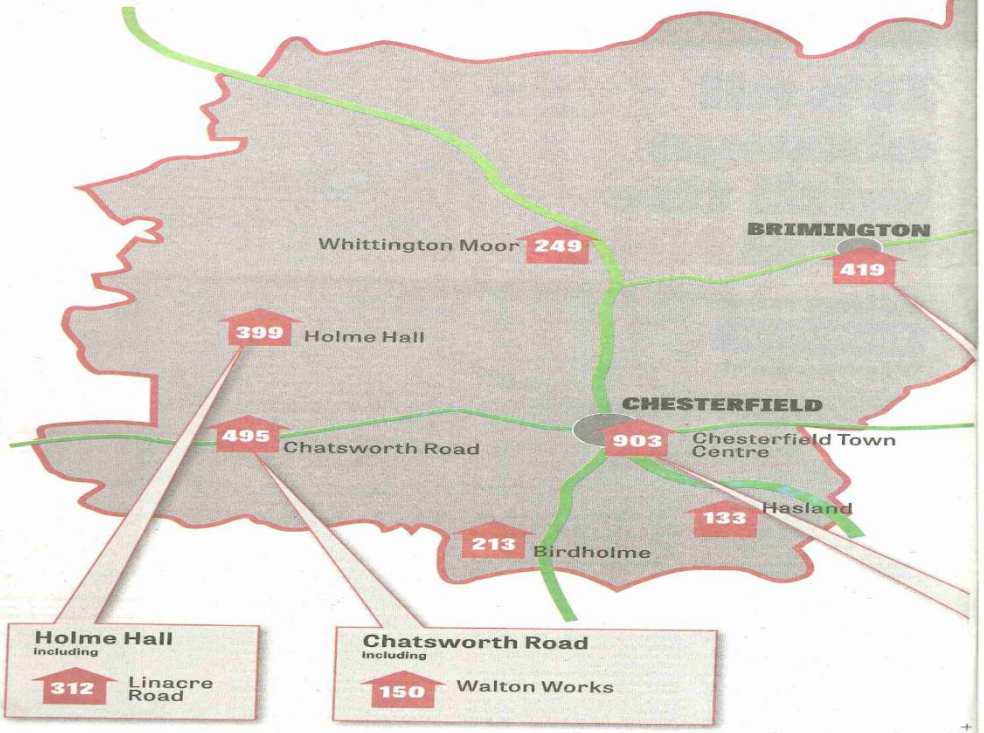
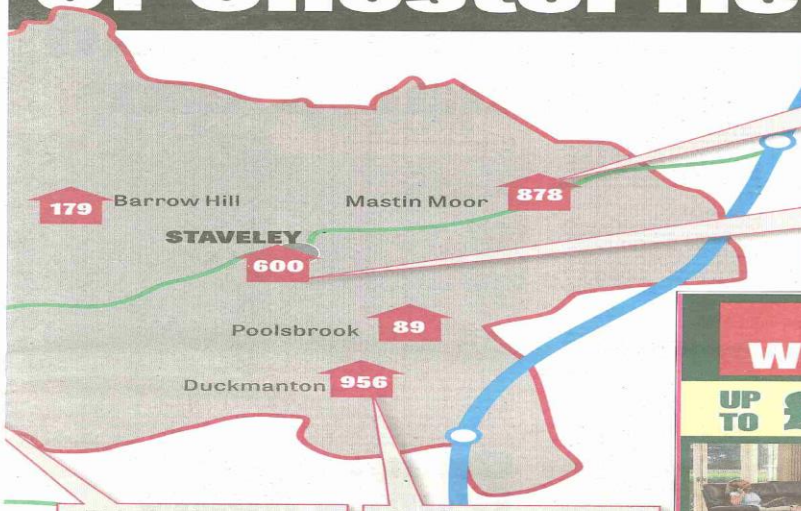
TEL: 01246 452 626



Extract from Derbyshire Times

# of Chesterfield borough



Mastin Moor
including
- 396 Land east of Bolsover Road
- 360 Land south of Worksop Road

Staveley
including
- 235 Inkersall Road
- 196 Bent Lane

Brimington
including
- 148 East of Manor Avenue
- 98 Wheeldon Mill

Duckmanton
including
- 827 Land south of Tom Lane

Chesterfield Town Centre
including
- 180 Sheffield Road bus garage
- 108 Land opposite Alma Leisure Park
- 139 Railway Terrace
- 100 Homebase/Allied Carpets site

GENUINE OFFER
WHO ELSE WILL GIVE YOU
UP TO £600
TRADE IN DISCOUNT FOR YOUR OLD SUITE?
NO Expensive Finance NO Gimmicks
JUST GREAT SAVINGS
VAT FREE
Recliners From £199
Massive Selection Of Leather Reclining Suites In Stock
Large Selection Of Dining Tables And Occasional Furniture
Stockists Of Vale And Bridgecraft Suites
OVER 90 QUALITY LEATHER AND FABRIC SUITES ON DISPLAY
OUT OF TOWN NO HASSLES | AMPLE FREE PARKING
NOW OPEN 7 DAYS Sun. 11-4
DERBYSHIRE SUITE AND RECLINING CHAIR CENTRE
Derby Rd, Clay Cross, S45 9AG
Google Us: Derbyshire Suite Centre
01246 862271

Appendix 3 Community Forums Attended

Hasland and St Leonards

Monday 14th January 2013 – Derby Road Methodist Church

Holmebrook and Rother

Tuesday 15th January 2013 – Town Hall

Dunston Moor and St Leonards

Tuesday 15th January 2013 – St Hughes Roman Catholic Church, Littlemoor

Newbold and Brockwell

Tuesday 15th January 2013 – Afro Caribbean Centre

Brimington and Tapton

Wednesday 16th January 2013 – Brimington Junior School

Barrow Hill and New Whittington

Wednesday 23rd January 2013 – New Haven Restroom

Staveley

Thursday 24th January 2013– Room 1 Speedwell Rooms

Walton and West (2pm start)

Tuesday 29th January 2013 – Brampton Moor Methodist Church

Appendix 4 – Community Events Notes

Notes from Community Consultation Events

Chesterfield Tourist Information Centre – 10th and 11th December 2012

- Transport is a major concern and new development should not add to it. Chatsworth Road and Chesterfield Town Centre being the areas that were specifically identified as bad.

- Proposals at Holme Hall were discussed. Key issues that were raised were impact of new development onto existing communities, biodiversity, community facilities and footpaths. There would be support for improvement of council owned flats off Linacre Road, is there potential for a land swap? Potential improvement to bus service to include drop of at Ash Green.

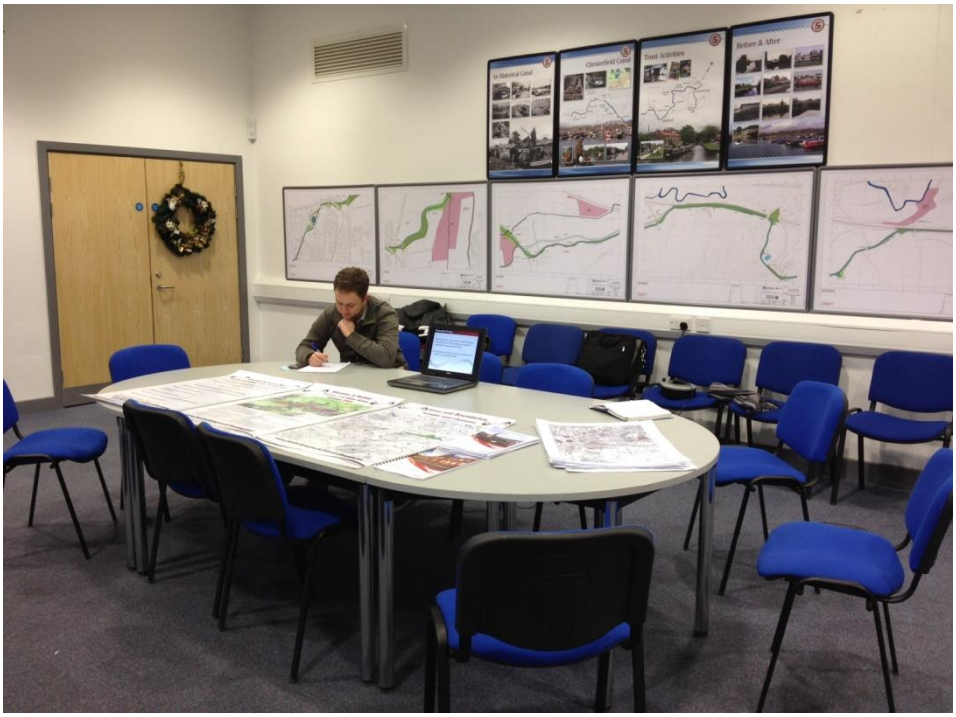
- The Northern Gateway's deliverability was questioned. is there enough capacity in Chesterfield to support such a scheme. It was perceived that the scheme would have a detrimental effect on to the highways network

- It was suggested that there should be more homes within the town centre, the Northern Gateway was suggest as a potential site.
- The redevelopment of Walton Works is supported bar the highway concerns. The existing proposed scheme at Walton Works for supermarket and re-use of Walton Work was supported by some.

- Concern over whether Brimington had capacity for development in terms of flooding and drainage capacity.
- Brownfield first where possible

- General support for Staveley AAP

Hollingwood Hub – 13th and 14th December 2012



- Concern were raised over the future of community park SBCP01 at Barrow Hill, it is has also been identified as a potential residential site SBRES72. A general consensus was reached that residential development would be supported on the allotment site SBALL03 surrounding the community park to provide surveillance. Question asked whether there were any covenants that covered the community park.

- Potential changes to layout and mix of housing in the existing properties within the 'London Boroughs' Estate would be welcome and would build upon the previous work carried out in the area by URS and CBC Housing.

- The Methodist Church in Chesterfield was keen to found out specific locations for development that would have impact upon their churches. Main issues concerned the potential to improve drainage systems of churches on the back of larger development. Main areas of interest were at Duckmanton (SBRES88) and Barrow Hill (Devonshire Cottages, SRVCAAP).

- A visit from representatives from the Barrow Hill Engine Shed presented a number of issues that would require further consideration regarding land in and around the Engine Shed.
    - SBSP16 part of the land is under Engine Shed ownership and is unsuitable to be identified as a private sports facility.

- SBSP07 felt unnecessary for it to be still identified as a private sports facility, unused for years, main use is providing car parking supporting events at the engine shed.
- The Engine Shed representatives were supportive that the site is identified as Establish Business Area SBEMP07. The Engine Shed asked whether it would be appropriate to have a flexible employment/tourism allocation for the engine shed that would provide them the flexibility that they require.
- They also enquired into the possibility of relaxing the Green Belt to the east of driving range. It was pointed out that the council were not undertaking a review of the green belt.
- Would like the council to investigate the potential of safeguarding routes to the engine shed in order not block access through the insertion of bridges or road narrowing for large loads accessing the Engine Shed by road e.g. engines.
- The Barrow Hill Engine Shed should be mentioned as part of the Rengeneration Priority Areas. The Engine Shed is a key facilitiy in terms of employment generation, visitor attraction and income generator.

Appendix 5 – Questions for Consideration

1- 4 – Introduction and Methodology

Q1. Are the evidence base documents that have been used to identify the potential sites and boundaries appropriate?

Q2. Is there any topic that you feel would require further evidence or investigation?

Q3. Are the proposed criteria for assessing sites the best approach? If not, please indicate what changes you would like to be made, including reference to the specific criterion.

5 - Residential

Q4. Which potential housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future? (Please state the site reference number(s)).

Q5. Are there any further housing sites that are not on the list that should be considered suitable? (Please provide justification)

Q6. Should any of the identified sites be considered for alternative uses?

6 - Employment

Q7. Do the Established Business Areas cover appropriate areas suitable to meet the requirement of 79 hectares of employment land for employment uses (B1, B2 and B8 uses)?

Q8. Are there other areas in the borough that should be identified as Established Business Area with the potential to cater primarily for employment uses (B1, B2 and B8 uses)?

Q9. Are the boundaries for the Established Business Area correct, do any require adjustment?

Q10. Do any potential employment sites require a specific allocation?

7 – Centres and Retail

Q11. Is the Chesterfield Town Centre boundaries correct?

Q12. Should Cavendish Street/Stephenson Place be a primary retail area or secondary retail area?

Q13. Should Corporation Street be a secondary retail area or identified in some other way?

Q14. Are there any additional areas that should be included (eg: health facilities to rear of Saltergate, St Helen's House)?

Q15. Should any residential areas be included?

Q16. Should Chesterfield Town Centre be expanded to include the railway station?

Q17. Should the Town Centre Allocation Sites reflect the proposals within the Chesterfield Town Centre Masterplan, are there any alternatives uses for these sites?

Q18. What uses would be the most appropriate for the Town Wall Mixed Use Area?

Q19. Is there a need for a separate policy for the Market Place and its surroundings which will encourage improvements to the public realm which will support a diverse mix of town centre uses?

Q20. Should the town centre include West Bars or should this form part of Chatsworth Road District Centre, or should it be considered as a 'standalone' local centre?

Q21. Should we place a 'restraint' policy on the area of Church Walk, Church Way, Corporation St., Elder Way, Holywell St., Knifesmithgate, part of Saltergate, St. Mary's Gate and Stephenson Place, to limit the number of Bars, Restaurants and Fast Food takeaways, to complement the existing licensing authority's Cumulative Impact policy zone that applies to the issues of licences for alcohol sales?

Q22. Do the identified Town, District, Local Service and Local Centres cover the correct areas?

Q23. Should any of the boundaries be expanded further or reduced?

Q24. Do the Primary and Secondary Frontages designations cover the appropriate areas?

Q25. Will the designation of Primary and Secondary frontages affect the vitality and viability of any of the town and district centres?

Q26. Do you think the identified Retail Parks are suitably located to be identified as Retail Parks?

Q27. Do you think there are any other existing Retail Parks that have not been considered and included?

8 – Regeneration Priority Areas

Q28. Are the boundaries identified for the six Regeneration Priority Areas appropriate?

Q29. Should the areas be expanded further or reduced in any way?

(Please provide justification)

Q30. In the areas identified are there particular planning measures or interventions which could be considered amongst the regeneration priorities for each of the areas? (Put another way, what would you like the outcomes and benefits of development to be on each of the regeneration priority area?)

Q31. Is this the correct approach to take with complex sites?

9 – Complex Development Allocations

Q32. What potential uses or interventions could be suitable for Clayton Street?

Q33. Are there any other sites in the borough that could be classed as a ‘complex development allocation site’?

10 – Green Infrastructure and Biodiversity

Q34. Which areas in the borough could be seen as being part of an Ecological Network?

Q35. Are the boundaries of the identified Green Wedges and Strategic Gaps appropriately drawn?

Q36. Are there any further areas of Chesterfield Borough that would require the designation of a Green Wedge or Strategic Gap either now or in the future as part of a review?

Q37. Do you think the canal and river corridor boundaries are drawn appropriately, if not why?

Q38. Is it appropriate to continue to protect all the identified Borough and Community Parks?

Q39. Are there any other potential Borough and Community Parks within the borough that has not been identified?

Q40. Are there any allotments and smallholdings within the borough that are not listed in table 30?

Q41. Are there any parts of the borough where you consider new allotments should be provided?

Q42. Do you think that the allotments listed in table 30 should be used for another type of open space use? Should another type of use be put forward, if so why?

Q43. Do you think there are any other sites in the borough that should be considered as a Local Wildlife Site?

Q44. Should any of the existing Local Wildlife Sites, which are not also identified as a Local Nature Reserves, be considered for designation as Local Nature Reserves?

Q45. Can you identify any additional sites within the borough that could act as priority areas for new tree, woodland or hedgerow planting?

Q46. Have all of the borough's public or private playing fields and sports pitches been identified?

Q47. Should all of the borough's public or private playing fields and school pitches continue to be protected?

Q48. Do you think we should continue to protect all or part of the above sites in Table 36?

Q49. Are there any other areas where you think there should be play areas or open space?

Q50. Are there any areas within Chesterfield borough that are suitable for designation as a Local Green Space in line with the NPPF (para 10.29)? (Please provide justification).

Q51. Does the submitted evidence support Sheepbridge Fields application as a potential Local Green Space designation. (see Appendix

2)

11 - Green Belt

Q52. Which of the options highlighted in Para 11.8 is the most appropriated approach to take to the Green Belt at Land East of Staveley?

Q53. Is it appropriate for Land North of Dunston to be considered as an area of 'safeguarded land', which will satisfy long-term development needs well beyond the plan period?

12 – Infrastructure – Safeguarding Sites

Q54. Are there any further sites that are required to be safeguarded for infrastructure requirements in the future?

13 – Renewable Energy

Q55. Are there any reasons why any of the identified Hydro Opportunity Sites are unsuitable for the possible generation of hydro-power?

Q56. Are the areas of search appropriately defined?

Q57. Should the council consider allocating a specific site for a wind farm or turbines within the Sites and Boundaries DPD?

14 – Historic Environment

Q58. Does the Chesterfield Town Centre Historic Core cover an appropriate area?

15 - Transport

Q59. Is it appropriate to continue to safeguard land for the transport schemes highlighted in Table 43?

Q60. Should any of the transport schemes consider different alignments?

Q61. Are there further routes or links which would improve the strategic cycling network and are practically achievable?

Q62. Are there further routes or links which would improve the network of walking routes and are practically achievable?

16 – Place-Shaping Policies

Q63. Are the boundaries identified appropriate to the five Place-Shaping Areas?

18 – Other Requirements

Q64. Are there are further sites or boundaries that have not previously been identified within the Issues and Option document that should be considered for inclusion within the Sites and Boundaries DPD?

Appendix 6 Registered Providers Workshop Mailing List

A1 Housing
Acclaim Group
ACIS Group
ACIS
ACIS
Affinity Sutton
ASRA Housing
Bolsover District Landlord Services
Chesterfield BC
Chesterfield BC Landlord Service
Chevin Housing Association Limited (Charitable)
Chevin Housing Group
Dales Housing
Derwent Living
East Midlands Housing Association
Equity
Futures Housing Group
Guinness Trust Northern Counties
Home Housing Group
Housing 21
Leicester Housing
North East Derbyshire District Council
Northern Counties Housing Association
Peak District Rural Housing Association

Rykneld Homes Ltd
South Yorkshire Housing Association
Spirita
Stonham Housing Association
Waterloo
William Sutton Housing Association

Appendix 10

Summary of Representations

Chesterfield Borough Council Local Plan 2018-2033
Draft Local Plan Version
(Regulation 18)

June 2019

This document list all the representations made on the Draft Local Plan consultation carried out in January 2017. It has summaries of the issues raised and comments by officers taking into account the representation in the form of a table. It shows the representee ID reference number, then reference number for the representation made, relevant Draft Local Plan Chapter and policy, summary comment and officer comments.

This summary has been prepared to meet the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation, regulation 22. The summaries of representations are necessarily succinct and the issues are presented from the representees', rather than the Council's perspective. The taking into account of the representations by the Council is shown in the officer response column.

Representee ID & DLP Representation ID		Section	Policy	Summary of Representation	Council's Response	objection or support
1	01DLP	Homes and Housing	CS10	Object to the allocation of site H40 for housing adverse effect on the residential amenity of the neighbours (noise, disturbance, overlooking and loss of privacy). Unacceptably high density Loss of open aspect of the neighbourhood Visual impact on the neighbourhood and also an effect on its character. Loss of existing views onto open countryside Compromising Highway safety due to the narrowing of the road on Lodge Close, extra traffic on Westwood Lane and Brooke Drive, and exits onto Manor road Manor road is very busy and would be worse if there was an increase in traffic from any development. Loss of wildlife and habitats Impact on public footpath The Trans Pennine trail will be affected visually due to any cutting back of the mature hedges that dates back over 300 years There are enough vacant Brown Field sites in our area without the need to spoil open countryside	This site will be subject to further assessment using the council's Land e a decision is taken on whether to progress to the next stage of plan-	Objection
2	01DLP	Spatial Strategy	CS1	Object to allocation for housing at Land east of Lodge Close Alternative brownfield sites are available 1. Increase in vehicular traffic in the immediate vicinity. Westwood Lane is not suitable for heavy vehicular usage. Any increase in traffic raises an issue with regard to children's safety 2. Sewage and foul water drainage. There have been problems with the ability of the local pumping station and water courses to effectively deal with the excess capacity of sewage and foul water at times of adverse weather conditions. 3. Planning permission has recently been refused for residential development on this site for a multitude of reasons. Would strongly argue that this location is a green wedge area as set out in the consultation document 2017. The Local Plan should absorb area 57 on the map into SG2.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
3	01DLP	Infrastructur e Delivery	CS4	Build the homes but do not forget the schools. All are full in this area [Hasland]	The availability of education facilities will be taken into account through the detailed process of assessing sites. Where there is potential to provide additional capacity to support new development, policy CS4 allows for this to be secured through planning obligations on planning permissions or payment of the Community Infrastructure Levy (CIL).	Comment

4	01DLP	Homes and Housing	CS10	Object to the inclusion of the site (H40) as a possible area for housing development Although there is a need for new housing development brownfield sites attract grants and do not involve the use of green agricultural land This field is not on the Local Development Plan (2015) as a designated area for residential development There are other locations along Manor Road marked for residential development closer to the amenities of the Brimington Local Service Centre This proposal is 'breaking out' into open countryside Westwood Lane does not provide a safe or appropriate access The current traffic levels are already unsafe The junction at the top of Westwood Lane hazardous as it is a sharp right angle junction with very poor sight lines Horses and their riders from 3 local riding centres, cyclists,(both club and private), walkers and walking clubs travel up and down Westwood Lane every day in order to access the bridle By being allowed to 'return to nature' for the last forty years or so, this field has become a haven for wildlife. This field was planned to be designated as Public Open Space on the previous Local Plan. This is now designated as a 'developing woodland' (SBwood38) on the new Local Plan. Construction works and residential use would drive out animal life The bridleway immediately to the north of this field is very well used and has been upgraded by the council It is also part of the Trans Pennine Trail route and National Cycle Network. Development would detract from the public amenity value of this path The amenity and view for would be adversely affected by development. Density is not compatible with adjacent building density and styles.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
5	01DLP	Homes and Housing	CS10	Object to residential sites H34 DLP, H15DLP, H69DLP and possible total of 313 homes School is already above capacity and people moving into the area are unable to get their children in our school. They often appeal unsuccessfully Other schools in our area are also full There would also be impact on local doctors, dentists etc.	These sites will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
6	01DLP	Homes and Housing	CS10	Object to inclusion of H15 as a potential housing site The proposed site is greenfield and forms an attractive feature when exiting Hasland The site is a flood plain for Calow Brook Calow Lane is difficult to navigate smoothly. More traffic generated by additional housing would be disastrous	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

7	01DLP	Strategic Objectives		Pg. 9: it is of great concern that the situation regarding health continues to deteriorate. The cause is needed before appropriate action can be undertaken.	Noted. CBC continues to work with Derbyshire County Council, The NHS and CCG's on this issue.	Comment
7	02DLP	Strategic Objectives		Progress on the Staveley and Rother Valley Corridor is contingent upon the prior delivery of the CST plans for Mastin Moor. It is therefore important that CBC works as expeditiously as possible once Outline Planning is applied for by CST. I would also hope that CBC seeks to ensure that SRVC becomes a Government sponsored Garden Village in the event that this programme is extended or that current successful areas drop out.	Progress on the Staveley and Rother Valley Corridor is not contingent upon delivery of development at Mastin Moor. Work is progressing with CST towards a planning application for development around the Works Road Area. The corridor was unsuccessful in gaining designation as a Locally Led Garden Village but the council will consider future applications should this programme be extended or future similar programmes become available.	Comment
7	03DLP	Strategic Objectives		I welcome the last sentence in this paragraph regarding voluntary organisations.	Noted	Support
7	04DLP	Strategic Objectives		I feel that it is important to mention the areas to the East of the Borough- not just Bolsover Castle and Hardwick Hall but The Duperies area in general. The Peak District is at capacity and there is a great opportunity in terms of the visitor economy to the east. This would benefit from being mentioned and prioritised. This applies to CS14.	1.6 adds reference to Sherwood Forest. Reference to north Nottinghamshire added to 7.12.	Objection
7	05DLP	Strategic Objectives		Reference is made to “improving safety features”: can an explanation be provided as to what these are?	Includes lighting, CCTV, removing blind corners and improving natural surveillance.	Objection
7	06DLP	Strategic Objectives		Would welcome improvements to the A619 potentially by the SRVC Spine Road. Would welcome improvements in access to the Chesterfield Railway Station. St Mary’s Gate should be pedestrianised to improve the setting of the Church Plan should refer to the possibility/desirability of extending the Sheffield Supertram system to the Borough instead of using the railway infrastructure at Barrow Hill and Markham Vale or an extension of the Robin Hood Line. (Strategic Objective 9).	There are no plans to extend the Sheffield Supertram to the borough.	Objection
7	07DLP	Spatial Strategy		The statistics regarding unemployment are not reliable indicators of the issue. The number of people in the Borough who are economically inactive is higher than the unemployment statistics used in this Plan.	Local Plans must be based on 'based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area' (NPPF para 158). The figures are considered a robust assessment based on available evidence.	Objection
7	08DLP	Spatial Strategy	CS1	Agree with the RPA of the Eastern Villages. Middlecroft identified as in the top 10% of deprivation there is no strategy proposed. How is Middlecroft to be improved?	Addressing deprivation requires a multi-agency and multi-disciplinary approach. The allocation of the RPAs is one response where the availability of development opportunities that can address specific aspects (for example the range of types and tenures of properties, supporting key infrastructure or provision of new infrastructure through development). There are a number of locations within the borough with similar issues that are not identified as RPAs, but are being addressed through other measures, such as the" Health, Wealth and Wellbeing" project being undertaken CBC and partners.	Objection
7	09DLP	Open Spaces	CS9(b)	I support this and in particular as it impacts on the CST proposals for Mastin Moor.	Noted	Support

7	10DLP	Homes and Housing	CS10	I support Point 4: Reserved Sites Options in the Mastin Moor RPA.	Noted	Support
7	11DLP	Homes and Housing	CS10	I would support an expansion of the site to accommodate 650 houses using land to the north of Bolsover Road.	Noted. The site is subject to a current application for 650 houses using the land east of Bolsover Road. Further assessment will be required on the impact of an enlarged site.	Support
7	12DLP	Homes and Housing	CS11	OBJECT to the provision of Affordable Housing in the Mastin Moor area. The CST development is needed to bring into balance the existing Mastin Moor community, which consists almost wholly of Affordable Housing	Policy CS11 applies across the borough. The policy allows flexibility for a revised provision in areas where viability would be affected, and for provision to be in the form of special needs housing to meet a specific, Local Need (for example, in providing adapted properties or adaptations to existing properties through commuted sums), or intermediate forms of tenure such as shared ownership to widen the tenure types available within the area. This is supported by policy LP1 which sets out that proposals within the RPAs should 'extend the type, tenure and quality of housing'	Objection
7	13DLP	Homes and Housing	CS11	SUPPORT Adaptable and Accessible Housing.	Noted	Support
7	14DLP	Homes and Housing	CS11	The statistics provided in Para 50 may well be subject to question following the Referendum and the decision to exit the EU. Probable that there will be a drastic fall in the level of immigration to the UK. We will have an even more aging population and more demand for Retirement Village style communities.	Scenarios related to levels of immigration and the impact of Brexit has been considered in the updated SHMAA which will inform the next stage of the Local Plan.	Objection
7	15DLP	Vitality and Viability		A new Local Centre should be developed at an early stage of development at Mastin Moor. This will help establish the new community and immediately benefit the existing community of Mastin Moor.	Noted. The requirement is reflected in policy LP1 iii (Mastin Moor). The timing of a new Local Centre will need to be negotiated as part of any planning permission and, if necessary, secure by planning condition or obligation.	Objection
7	16DLP	Vitality and Viability	CS15	The current and proposed policies have resulted in residents being denied a full range of supermarkets and large retail shops. Chesterfield Town Centre is suited to tourism and leisure use There is a place for niche and specialist shopping. The current retail parks and out of town food stores are clearly what the public want They do not want to shop at Chesterfield Market (and even less so at Staveley Market) The Chesterfield Market place is clearly suited to the continental model as a tourist attraction with a café culture. CBC should be encouraging supermarkets like Morrison's in Staveley to plan now for the future. ASDA and Waitrose need to be offered the chance to build on the SRVC site giving choice and competition and jobs.	Such an approach would not be consistent with the sequential approach set out in the NPPF. The plan will allocate suitable location within and on the edge of Chesterfield Town Centre, Staveley Town Centre and District Centres to meet the retail needs of the borough as identified in the retail capacity assessment currently under preparation.	Objection

7	17DLP	Vitality and Viability	CS16	OBJECT. The current and proposed policies have resulted in residents being denied a full range of supermarkets and large retail shops. Chesterfield Town Centre is suited to tourism and leisure use There is a place for niche and specialist shopping. The current retail parks and out of town food stores are clearly what the public want They do not want to shop at Chesterfield Market (and even less so at Staveley Market) The Chesterfield Market place is clearly suited to the continental model as a tourist attraction with a café culture. CBC should be encouraging supermarkets like Morrison's in Staveley to plan now for the future. ASDA and Waitrose need to be offered the chance to build on the SRVC site giving choice and competition and jobs.	Such an approach would not be consistent with the sequential approach set out in the NPPF. The plan will allocate suitable location within and on the edge of Chesterfield Town Centre, Staveley Town Centre and District Centres to meet the retail needs of the borough as identified in the retail capacity assessment currently under preparation.	Objection
7	18DLP	Social Infrastructure	CS17	SUPPORT	Noted	Support
7	19DLP	Design and the Built Environment	CS18	SUPPORT Percent for Art should be used to support a Green Bridge to cross the A619 at Mastin Moor, rather than a light controlled crossing.	Noted. A bridge across the A619 is not likely to be viable to deliver as a public art project.	Support
7	20DLP	Travel and Transport		Congestion is a problem on the A619 and in Mastin Moor and Woodthorpe at school dropping off and pick up times, together with the numerous times that the M1 is closed. Bus transportation is not as frequent as stated; on Sunday afternoons between 4 and six for example. Given the current situation with the removal of subsidies it is likely that bus services will get worse. The majority of the buses in the Borough are old, unattractive and highly polluting. Real Time Information boards should be provided at bus stops- initially on the major routes.	Noted. The council will continue to work with Derbyshire County Council and public transport providers to identify improvements to services and access to information.	Objection
7	21DLP	Travel and Transport		OBJECT The proposal by HS2 to locate an IMD on part of the former Staveley Works site is highly inappropriate and detrimental to the area. It is unlikely to bring as many jobs as alternative uses and highly unlikely that many of any of the new jobs will go to local people. The track from HS2 to Staveley will blight many houses in a way that a normal railway service would not. The depot will operate 24/7. It will pollute the immediate neighbourhood with noise, light pollution and fumes. This will have an adverse effect on health. There will be increased HGV traffic during the day and maintenance trains operating all night. The Local Plan should urge the planners of HS2 to follow the example of HS1 in siting the IMD.	The location of an HS2 Infrastructure Maintenance Depot and the access route to it from the main HS2 line has been confirmed by the safeguarding declaration issues by the government in July 2017. The Local Plan reflects this position and seeks to plan positively for it. The council is working with HS2 Ltd, Derbyshire County Council, landowners and other partners to maximise the benefits and mitigate the impact of the proposal on the borough.	Objection

7	22DLP	Regeneration Priority Areas		SUPPORT	Noted	Support
7	23DLP	Regeneration Priority Areas		I am not aware of a Methodist Chapel in Mastin Moor since the Jubilee /Ebenezer Chapel was closed in 2000 and then demolished.	Noted, paragraph 10.17 has been amended accordingly	Objection
7	24DLP	Regeneration Priority Areas		I have previously commented on the bus service	Noted	Objection
7	25DLP	Regeneration Priority Areas		I question that there is “low potential of hitherto unknown archaeology anywhere in the non-opencast areas”: the opposite is likely to be true.	This statement is based on advice from the County Archaeologist and the Historic Environment Record. A heritage assessment is expected to be a requirement of any planning applications for this area.	Objection
7	26DLP	Regeneration Priority Areas		The Norbriggs Flash LNR is a floodplain area and so naturally will flood when there are high levels of rainfall. So it is not “at risk of flooding” as understood by the public. The second area is one that is of greater concern to the public and one that the CST proposals will address with balancing/attenuation ponds.	The level of flood risk is based on Environment Agency flood risk maps	Comment
7	27DLP	Regeneration Priority Areas		Land to the west is Norbriggs Flash LNR not Netherthorpe Flash which is to the south.	Paragraph 10.21 has been amended for clarity	Objection
7	28DLP	Regeneration Priority Areas	RPAs	SUPPORT the LP1 RPA with the Mastin Moor RPA being expanded to include the area to the north of Bolsover Road, as detailed earlier. I would support public transport being provided to Markham Vale in addition to walking and cycling. Percent for Art should pay for a green bridge over the A619	Noted. A bridge across the A619 is not likely to be viable to deliver as a public art project.	Support
9	01DLP	Vision			Noted	Support
9	02DLP	Strategic Objectives			Noted	Support
9	03DLP	Spatial Strategy	CS1	Support option 2 - inclusion of Middlecroft and retaining Rother ward as Regeneration Priority Areas	Noted	Objection
9	04DLP	Spatial Strategy	CS1	Support Housing Target Option 3 and Employment Land Option 2 as most realistic and deliverable	Noted	Support
9	05DLP	Spatial Strategy	CS1	Support no changes to Green Belt	Noted	Support
9	06DLP	Design and the Built Environment	CS18		Noted	Support
9	07DLP	Historic Environment	CS19		Noted	Support
9	08DLP	Regeneration Priority Areas	RPAs		Noted	Support
9	09DLP	River and Canal Corridors	Canal Corridors		Noted	Support
9	10DLP	River and Canal	River Corrid		Noted	Support

		Corridors	ors			
9	11DLP	Making Great Places	PS1	Support the retention of Chesterfield Town Centre as the main primary shopping area Chesterfield could do with a bus station, although a suitable site may be difficult to find	Noted	Support
9	12DLP	Major Transport Infrastructure	CS21	Support Brimington Staveley Bypass and Hollis Lane Link Road	Noted	Support
9	13DLP	Homes and Housing	CS10	H1	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	14DLP	Homes and Housing	CS10	H2	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	15DLP	Homes and Housing	CS10	H3	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	16DLP	Homes and Housing	CS10	H4	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	17DLP	Homes and Housing	CS10	H5	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	18DLP	Homes and Housing	CS10	H6 - This is greenfield land outside existing built up areas	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	19DLP	Homes and Housing	CS10	H7	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	20DLP	Homes and Housing	CS10	H8 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	21DLP	Homes and Housing	CS10	H9	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	22DLP	Homes and Housing	CS10	H10 - land outside built up area and has impact on listed Ringwood Hall	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	23DLP	Homes and Housing	CS10	H11	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	24DLP	Homes and Housing	CS10	H12	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support

9	25DLP	Homes and Housing	CS10	H13 - Need to maintain setting of Listed Building	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	26DLP	Homes and Housing	CS10	H14	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	27DLP	Homes and Housing	CS10	H15 - Greenfield land outside existing built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	28DLP	Homes and Housing	CS10	H16	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	29DLP	Homes and Housing	CS10	H17 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment
9	30DLP	Homes and Housing	CS10	H18	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	31DLP	Homes and Housing	CS10	H20	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	32DLP	Homes and Housing	CS10	H21	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	33DLP	Homes and Housing	CS10	H24 - greenfield land outside built up area and impact on listed Dunston Grange	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	34DLP	Homes and Housing	CS10	H26	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	35DLP	Homes and Housing	CS10	H27	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	36DLP	Homes and Housing	CS10	H28	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	37DLP	Homes and Housing	CS10	H29	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	38DLP	Homes and Housing	CS10	H30 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment
9	39DLP	Homes and Housing	CS10	H31 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment

9	40DLP	Homes and Housing	CS10	H32	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	41DLP	Homes and Housing	CS10	H33	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	42DLP	Homes and Housing	CS10	H34	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	43DLP	Homes and Housing	CS10	H35 - Greenfield land outside the built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	44DLP	Homes and Housing	CS10	H36	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	45DLP	Homes and Housing	CS10	H37	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	46DLP	Homes and Housing	CS10	H38 - Greenfield land outside the built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	47DLP	Homes and Housing	CS10	H39	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	48DLP	Homes and Housing	CS10	H40 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment
9	49DLP	Homes and Housing	CS10	H41	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	50DLP	Homes and Housing	CS10	H42	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	51DLP	Homes and Housing	CS10	H43 - Greenfield land outside the built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	52DLP	Homes and Housing	CS10	H44	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	53DLP	Homes and Housing	CS10	H45 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment
9	54DLP	Homes and Housing	CS10	H46	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support

9	55DLP	Homes and Housing	CS10	H47	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	56DLP	Homes and Housing	CS10	H48 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment
9	57DLP	Homes and Housing	CS10	H49	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	58DLP	Homes and Housing	CS10	H50	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	59DLP	Homes and Housing	CS10	H51	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	60DLP	Homes and Housing	CS10	H52	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	61DLP	Homes and Housing	CS10	H53	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	62DLP	Homes and Housing	CS10	H54- land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment
9	63DLP	Homes and Housing	CS10	H55	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	64DLP	Homes and Housing	CS10	H56 - land is greenfield but not high quality and adjoins built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Comment
9	65DLP	Homes and Housing	CS10	H57	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	66DLP	Homes and Housing	CS10	H58	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	67DLP	Homes and Housing	CS10	H59	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	68DLP	Homes and Housing	CS10	H60	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	69DLP	Homes and Housing	CS10	H61	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support

9	70DLP	Homes and Housing	CS10	H62	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	71DLP	Homes and Housing	CS10	H63	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	72DLP	Homes and Housing	CS10	H64	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	73DLP	Homes and Housing	CS10	H65	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	74DLP	Homes and Housing	CS10	H66 - Greenfield land outside the existing built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	75DLP	Homes and Housing	CS10	H67	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
9	76DLP	Homes and Housing	CS10	H68 - Impact on listed building at Bank Close House	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
9	77DLP	Homes and Housing	CS10	H69 - Object to inclusion of reserved sites around Dunston Hall due to impact on surrounding Countryside and over development of large greenfield site outside existing built up area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
10	01DLP	Homes and Housing	CS10	Objects to the inclusion of a possible area for 26 dwellings on land off Lodge Close when an application for 38 dwellings (REF.CHE/16/00683/FUL) has been refused already. Believes this area should not be included at all in the new Local Plan for the many reasons included in letter (ref.PS/2/1075) and the Delegated Report Sheet. Representee believes these reasons still hold and is at a loss as to why it has been included in the LP.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
12	01DLP	Homes and Housing	CS10	Strongly object to the land east of Lodge Close being on the new Consultation Plan for housing development as consider any housing development here to be unsuitable (confirmed by 90 objections from residents living in the area). Issues include over sewerage, traffic, safety and amenities. Westwood Lane and Lodge Close is a quiet residential area mostly occupied by retired people. It is also a greenfield site and loss of habitat and wildlife corridor is totally unnecessary where brown field sites are available. Would like to see site removed from Local Plan.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

13	01DLP	Vitality and Viability	CS15	We recommend the following additional clause to this policy to promote and support cultural activity in town centres (alternatively in policy PS1 for Chesterfield Town Centre): The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town centre locations and the public realm.	Creative, cultural and community uses broadly fall within main town centre uses and as such the policy criteria allows for such uses within centres, either permanently or on a temporary basis. Suggested change to provide a more positive emphasis to CS15: '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'.	Comment
13	02DLP	Making Great Places	PS1	Chesterfield is in the advantageous position of having two theatres compared to other towns of a similar size. The Trust would therefore suggest that an additional clause be included in this policy that recognises this and suggest wording such as: Protect and enhance the centre's existing cultural venues We also recommend the following additional clause to this policy to further promote and support cultural activity in town centres (alternatively in Policy CS15): The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town centre locations and the public realm.	Recommend change to PS1 criteria a: Protecting and enhancing the centre's sub-regional and local role in providing employment, services, leisure, CULTURAL VENUES and retail	Comment

13	03DLP	Social Infrastructure	CS17	The Council does not propose to change this policy, however, we do recommend considering changing references to economic viability in the final paragraph of the policy. Many community and cultural facilities are run by charities, volunteers or other community organisations and are not considered 'viable' in a developer sense, which leads to pressure being put on these facilities, which are otherwise highly valued by the local community. We would therefore encourage you to refer to community need, rather than viability. For your information, to meet the requirements of Para 70 and 156 of the NPPF, the Trust normally recommends a policy along the following lines: Cultural and Community Facilities Development of new cultural and community facilities will be supported and should enhance the well-being of the local community, and the vitality and viability of centres. Major developments are required to incorporate, where practicable, opportunities for cultural activities, including providing public realm capable of hosting events and performances to widen public access to art and culture, including through the interpretation of the heritage of the site and area. The loss or change of use of existing cultural and community facilities will be resisted unless • replacement facilities are provided on site or within the vicinity which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or • it has been demonstrated that there is no longer a community need for the facility or demand for another community use on site. The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town centre locations and the public realm. Council will apply the 'agent of change' principle, whereby if a development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation.	Criteria 'a' covers the need element. The policy would be strengthened by replacing 'or' with 'and' so both criteria must apply. This ensures that community need is considered in cases where the current use is not economically viable.	Comment

14	01DLP	Homes and Housing	CS10	Strongly objects to the Land to the east of Lodge close, Brimington Common, being on the New Consultation Draft Local Plan. Concerns re. Impact on the residents of Lodge Close, Westwood Lane, and brooke drive, from a large increase in traffic using these roads. Highway safety would also be affected due to the narrow entrance road from Lodge close, and with Westwood lane not having any constructed pavements pedestrians will be at risk. There is also the increased traffic congestion onto Manor road, which is present is gridlocked most of the day due to the cars parking on the road for access to the school and people's homes. There are three other brownfield sites in the area already been planned for residential developments with over 470 homes, so why build on open countryside and green fields that benefits a large amount of different wildlife and habitats. There would be an increased level of noise and pollution and any development would have a negative visual impact on the neighbourhood and its character and loss of existing views and its open aspect. This site has recently been refused planning permission for a housing development ref- CHE/16/00683/FUL and had 100 objections from local people and parish councillors, and was contrary to policies CS1, CS2, CS3, CS9, CS10, CS18 and CS20 of the core strategy policy EVR2 of the 2006 Local Plan, successful places. With this amount of planning issues this goes to show that this land is not appropriate piece of land for the revised Local Plan and should not be approved.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
15	01DLP	Jobs Centres Facilities	CS13	The proposal to include this land (which is in our ownership) located between the M1 Commerce Park Duckmanton, S44 5HS and the M1 Motorway (as shown on attached plan) as Employment Land is acceptable to us. As previously noted there is considerable demand in this location.	Noted	Support
16	01DLP	Homes and Housing	CS10	Objects to the East of Lodge Close Brimington being included within the draft version of the next Local Plan as a possible area for housing development. Objected previously (Oct, 2016) to the proposal for 38 houses which was refused. Objects for same reasons stated within previous letter as it is totally unsuitable with poor access along Westwood Lane (only a virtual footpath), traffic levels, pollution, sewerage problems on Manor Road and no local amenities.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
17	01DLP	Homes and Housing	CS10	Access to the proposed site (H40) would be via Westwood Lane. There are no existing pavements on Westwood Lane, only a 'virtual footway'. There would also be an increase in the volume of traffic that would use Westwood Lane.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

18	01DLP	Vitality and Viability	CS15	The retail park should be identified as being part of the Chatsworth Road District Centre	The Local Plan defines District Centres as serving 'a primary local, convenience function for the surrounding residential areas, as well as providing significant specialist comparison retail'. The scale and nature of the occupants of the retail park do not fit this definition. The park is subject to range of goods restriction appropriate for and edge/out of centre retail park and parking restrictions that limit the scope for linked trips. Re-allocation as part of the District Centre would result in pressure to remove the range of goods restrictions allowing for a significant increase in unrestricted comparison or convenience retail without consideration of the impact on the vitality and viability of this or other centres.	Objection
20	01DLP	Green Infrastructure and Biodiversity	CS9	Agree with the methodology for assessment Southern boundary of the Ringwood and Hollingwood Strategic Gap should be revised The current boundary is 'soft' (a footpath/bridleway) The revise boundary should incorporate: The field marked as H40(57), which would provide a transition from the urban environment to open countryside The 'developing woodland' to the east above the field, which has resorted to natural woodland The field to the west of the above field This would also protect the ancient and historic southern boundary of field H40	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support
20	02DLP	Homes and Housing	CS10	OBJECT to inclusion as housing site (H40) Access is inadequate Junction of Westwood Lane and Manor Road is inadequate Too far from Brimington Local Service Centre Doubt about ability to deal with waste water from the site Loss of wildlife and biodiversity Boundary hedge is historic and should be preserved Would fragment the green network in the area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
21	01DLP	Homes and Housing	CS10	(H40) land should be kept as is for wildlife, trees and recreation	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
22	01DLP	Homes and Housing	CS10	decision to refuse planning permission was the right one Should be left as open space for the good of wildlife and people in general (H40)	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

23	01DLP	Homes and Housing	CS11	Greater need for two bedroom housing built to modern standards of heating and insulation due to UK's aging population. Few bungalows have been built in the past 20 years and many require updating. New bungalows could be available to purchase or rent. Specialist developers usually build in Southern England and there is a need for them to build in this area. With increasing demands on social care this would be cheaper for LA's in a small modern property as opposed to a 4 bedroom house.	The Council acknowledges a need to plan to meet the needs of an increasing older population and the draft new Local Plan reflects this to a degree in policy CS11, which will allow the Council to negotiate affordable older person's accommodation within new developments where evidence is available to support such an approach. Paragraph 6.11 of the draft new Local Plan identifies the change of population age over the plan period to an older population and one with a higher level of need for support. The policy approach in the local Plan will be reviewed based on the SHMA update. Should the SHMA evidence indicate necessary the LPA can seek to allocate sites should a deliverable site or sites be found?	Comment
24	01DLP	Vision		Overall tenor is good however; insufficient evidence is given to the needs of faith communities. Suggest an additional point numbered 1.26 with the following wording: Everyone has access to appropriate Faith or Community facilities, located where possible in relation to the housing areas and with safe access facilitated.	An additional point has been added as follows: "Everyone has access to social infrastructure, including community, leisure, religious, education and health facilities including local shops, public houses and places of worship." This reflects the full range of social infrastructure described in paragraph 7.44. Expansion of 'access' to these facilities is considered adequately covered by points 1.23 and 1.24.	Comment
24	02DLP	Social Infrastructure	CS17	Insert the words "where culturally appropriate" at the end of the first sentence after the word encouraged. Improvement of existing facilities Add a sentence on the end of the paragraph saying "Major developments such as those covered under Making Great Places PS1-5 will be required to show provisions for providing and or improving social infrastructure and will be required to allot some opportunities suitably priced for the 3rd sector to develop".	The term 'culturally appropriate' cannot be adequately defined in planning terms. The policy seeks to 'encourage' multi-use but could not be used to force this where it is not acceptable to an applicant, occupier or landowner (hence the use of 'encourage' in preference to terms such as 'require'). It is considered that the policy already provides sufficient protection. The provision of what would be effectively subsidised premises for the 3rd sector will not in all cases be appropriate or viable. Para 7.44 has been amended to reflect the role of the 3rd sector.	Comment
25	01DLP	Homes and Housing	CS10	If this application is passed, please ensure that the road congestion and pollution is improved before building starts.	This will be addressed through the Planning Application process (Note: Planning Permission was refused for this development)	Comment

26	01DLP	A Changing Climate	CS5	Industrialisation of Green Belt should not take place OBJECT to BWIND01, SBWIND07, SBWIND10: Harm to landscape There are no pylons or other vertical elements, the area is unspoilt Danger from construction on unstable land The high rotating structures would catch the eye and be detrimental to the rural scene; This is a particularly sensitive area for development of this kind, because of the panoramic views and it would take the focus away from the unspoilt rural scene and be a detraction; In some instances the proposed sites are too close to people's homes (e.g. SBWND10) and turbines would severely impact on the residential amenity of the nearest properties; This is a particularly tranquil area. The turbine noise would be audible and be conspicuous, spoiling the birdsong etc.; Grasscroft Woods (SBWND10) has a special status and the council recently worked with other agencies to manage the logging and regeneration of this ancient woodland. An environmental survey showed many species of wildlife that would be at risk from a major development; The areas are criss-crossed by public footpaths and public should be encouraged to enjoy the rural areas – recent studies show the benefit of rural surroundings to stress levels; These high green belt areas are visible from a great distance, and great impact would be caused by introducing a significant vertical element into the landscape. This would adversely impact on long views across the landscape and beyond, harming the peace and tranquillity of the rural area; The imposition of industrial machines would harm the rural setting and would stop the areas being 'get away from it all', unspoilt areas, peaceful and quiet with rural scenery. The development and success of 'Peak Resorts' would be seriously compromised by the erection of turbines around it.	Concerns noted, but no change required. Policy CS5 is sufficiently robust to ensure that any impacts are acceptable. Policy is consistent with the NPPF paragraphs 87, 88 and 91 which states that: When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.	Objection
26	02DLP	Social Infrastructure	CS17	OBJECT to use of the term 'cycling and walking'. This should be 'walking and cycling'. Construction of highly dangerous shared paths in town should cease.	'Walking and cycling' is used throughout the plan. 'Cycling and walking' has been used in three sentences in the plan. The order in these sentences does not affect the implementation of any Planning policy but revised wording will be used for consistency.	Objection
28	01DLP	Spatial Strategy	CS1	Support the inclusion of Barrow Hill in the RPAs Support the provision of 83ha of new employment land over the plan period	Noted	Support

28	02DLP	Jobs Centres Facilities	CS13	Support CS13 in principle and with specific reference to the former Wagon Works and Butlers Foundry, Chesterfield; and Storforth Lane Trading Estate. The Wagon Works/Butlers Foundry site will be progressing through the planning system within the next 12 months. We are currently undertaking infrastructure reviews and flood risk alleviation work. Seek clarification as to what is meant by the phrase 'Proposals that facilitate a mix of uses will be encouraged'. The wording seems at odds with the emphasis of paragraph 7.8, which does not 'encourage' mixed use developments, but which 'does not preclude' them. There is a lack of clarity within the policy.	Noted	Support
28	03DLP	Regeneration Priority Areas	RPAs	Supports the allocation of Regeneration Priority Areas, particularly the area proposed at Barrow Hill. Support the approach that sites within the RPA are not specifically allocated for particular uses, to allow for flexibility in response to local social and economic needs.	The support for RPA's as proposed is noted.	Support
28	04DLP	Regeneration Priority Areas	RPAs	Policy LP1, in relation to Barrow Hill, is overly prescriptive in that it does not specifically allow for enhanced employment opportunities outside of Barrow Hill Roundhouse. To enable the RPA to operate successfully, more flexibility in relation to potential employment sites should be introduced. This may, in due course, necessitate a review of the green belt boundary in proximity to Barrow Hill Round House and Whittington Road.	Currently no very special circumstances warranting a review of green belt boundaries (and release of land within the green belt for employment development) have been identified by the Council. The RPA boundary at Barrow Hill is specifically drawn to avoid the release of green belt land and the associated policy intended to encourage large scale residential development and ensure that any such development provides results in regeneration benefits. Whilst the policy as worded does not specifically exclude new employment development within the Barrow Hill settlement it does have an emphasis on residential-led regeneration to support existing and new community facilities and services, with new employment opportunities being expected to be provided elsewhere in the Borough.	Objection
29	01DLP	Homes and Housing	CS10	The site is listed under Regeneration Priority Areas and Strategic Sites in the Potential Housing Allocations & Reserved Sites table on pages 44 to 47 of the Draft Local Plan as 'PS5 - Staveley and Rother Valley Corridor'. It isn't clear why Regeneration Priority Areas and Strategic Sites have been grouped together in this table or, indeed, which is which. This should be made clear and a distinction between the two should be provided. It isn't clear why Barrow Hill and Holme Hall are identified as Regeneration Priority Areas in CS1, LP1 and in Part 10 but are not included in the Potential Housing Allocations & Reserved Sites table.	This will be clarified for the pre-submission version of the plan.	Comment

29	02DLP	Spatial Strategy	CS1	SUPPORT Option 3 (SHMA OAN 244 plus Reserve Sites) with the caveat that these Reserved Sites should not be allowed to come forward at the expense of Strategic Sites and Housing Allocations. This should be made explicitly clear within the Local Plan. Suggest that Reserved Sites be held back until towards the end of the Development Plan period. Support policy CS1. Given the policy references the Regeneration Priority Areas, our clients would like to suggest that it also references all Strategic Sites.	Noted. The OAN will be revised based on the updated SHMA. It is acknowledged that further work is required on how to phase any reserve sites and what triggers would be, and any monitoring required. "Including the 'place shaping' areas set out in policies PS1 to PS6 and Regeneration Priority Areas" added to first paragraph of CS1 for clarity.	Support
29	03DLP	Homes and Housing	CS10	If the Council are minded to include Reserved Sites in their Housing Growth Target (i.e. Option 3), these should not be allowed to come forward before / at the expense of Strategic Site and Housing Allocations. If it becomes apparent that more development can come forward at Mastin Moor or Duckmanton, above the 400 dwellings identified for each, this should not come forward before the Housing Allocations and should be held back until towards the end of the Development Plan period. Reserved Sites have been reserved because, although they are deemed to be suitable, they are not considered to be the best sites for housing, otherwise they would be included as allocations. Holding back Reserved Sites will ensure that Strategic Sites and Housing Allocations, in what the Council deem are the most suitable locations, will come forward first.	It is acknowledged that further work is required on how to phase any reserve sites and what triggers would be, and any monitoring required. The Draft Local Plan indicates an amount of development for the RPAs that based on existing evidence is considered to be appropriate, and this is what the final allocations will be based on. Any planning applications for a level of growth that exceeds this would need to be considered on its merits.	Support
29	04DLP	Homes and Housing	CS11	A more flexible approach is therefore recommended, whereby the amount of affordable housing is negotiable. We acknowledge the Council's use of the word 'up to' within the policy. Suggest the following wording be added, 'The Council recognise that in some cases viability of housing sites can be marginal and therefore a flexible approach is required. Where the viability of schemes fall short of the policy requirements, the onus will be on the developer / landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix.' Accessible and Adaptable housing -recommend that the Council pursue Option 1. This is clearly the more flexible of the options. 25% of all new housing being adaptable seems unreasonably high. Recommend that, as with affordable housing, wording is applied whereby more flexibility is added. If Option 2 is pursued, there should be the opportunity for developers to negotiate the proportion of adaptable housing, provided it is fully justified.	CS11 as drafted does allow for negotiation of affordable housing up to 30%. This policy will be revised in light of the new SHMA. The policy as drafted refers to requirements being 'subject to viability'. Suggested wording is therefore not considered necessary. The position on adaptable and accessible housing will be revised based on new viability evidence.	Objection

29	05DLP	Jobs Centres Facilities	CS13	Draft Local Plan Policy CS13 (Economic Growth) identifies that only B1 (b & c), B2 Industrial uses and B8 uses will be appropriate in the Staveley and Rother Valley Corridor. We would question why B1(a) Office development has been discounted and would seek for such uses to be allowed here. Development should be market driven. B1(a) Offices should not be discounted at this stage.	B1(a) offices are defined as 'Main town centre uses' in the NPPF (annex 2) and are subject to the sequential approach set out in the NPPF. Policy PS5 does allow for Main Town Centre uses as part of the centre proposed for Works Road with the Staveley and Rother Valley Corridor. The reference to employment space in PS5 will be amended to clarify that B1(a) uses will be appropriate in this location and CS13 updated accordingly.	Objection
29	06DLP	Design and the Built Environment	CS18	Page 71 identifies two options for art: to link the percent for art to the development value or to link the percent for art to the development costs. We do not support either approach. The inclusion of art should be subject to viability. Whilst art may be appropriate on some proposals, it isn't on others. The inclusion of art shouldn't be about value or cost, it should be about its actual purpose and what it adds to the area / development.	Noted. Suggest amendment to policy wording as follows: '…and maintenance of public artwork, subject to viability, secured by a legal...'. This aspect of CS18 may need to be revised based on new viability evidence.	Objection
29	07DLP	Design and the Built Environment	CS18	Whilst the criteria set out in Policy CS18 is fairly generic, the wording of the policy is very lengthy. It is quite easy to envisage negotiations between applicants and officers being delayed during the application process by the detail of the wording of this policy. Paragraph 154 of the NPPF advises that Local Plans should be 'aspirational but realistic' and that they should set out clear policies on what will or will not be permitted. Policy CS18 is so long and generic that there is a risk the essential requirements, and the Council's overriding aspirations, will be lost.	In the council's experience the wording of policy CS18 has not delayed negotiations on planning applications. CS18 is considered to be a clear statement of the council's expectation on design and in accordance with the NPPF (the proposed policy criteria a) to n) were tested and considered sound through the examination of the Local Plan Core Strategy in 2013, post publication of the NPPF).	Objection
29	08DLP	Regeneratio n Priority Areas	RPAs	seek the Council's confirmation as to whether these sites will be afforded greater, equal or lesser priority than Strategic Sites	The RPAs form part of the council's overall Spatial Strategy as set out in CS1 and there is no implied difference in priority between the sites.	Comment
29	09DLP	River and Canal Corridors	River Corrid ors	A River Corridor runs through the Staveley and Rother Valley Corridor and along our clients' site's northern boundary. Policy LP3 advises that development which prejudices the existing character of and/or the future potential for the improvement and enhancement of the environment of rivers will not be permitted. Whilst it is not envisaged that any future development on our clients' site will impact on this area, were it determined that the development may prejudice the River Corridor, the Council would need to apply some flexibility in applying Policy LP3, or be at risk of preventing development from coming forward.	There is no reason to assume any incompatibility between policies LP3 and PS5. However policy CS2 does allow for exceptions where the proposed use: "is required to regenerate sites and locations that could not otherwise be addressed".	Comment
29	10DLP	Making Great Places	PS5	SUPPORT inclusion of the site as a part of the Staveley and Rother Valley Corridor Strategic Site. It should be made clear within the wording of Policy PS5 that development of the Staveley and Rother Valley Corridor is a priority for the Council. The policy must be flexible enough to ensure that development will come forward.	Noted. The development of the Staveley Corridor is one of the priorities of the council's current Corporate Plan.	Support

29	11DLP	Making Great Places	PS5	Reference is made within the policy to a 'comprehensive redevelopment' and a 'comprehensive masterplan'. Paragraph 154 of the NPPF advises that Local Plans should be 'aspirational but realistic'. Whilst we acknowledge that a 'comprehensive redevelopment' and a 'comprehensive masterplan' would be the aspirational approach, the Local Plan needs to be realistic. Whilst a high level Masterplan, similar to the one contained on page 113 of the Draft Local Plan, is reasonable, it is unreasonable and inflexible for the policy to prevent single land parcels from coming forward.	Due to the complex nature, scale and infrastructure requirements of the site as a whole, the policy requirement for a comprehensive masterplan is considered to be appropriate and justified. No change.	Objection
29	12DLP	Making Great Places	PS5	The policy provides specific criteria for our clients' site (identified as the Lagoon Character Area) and the Works Road Character Area, in the sixth paragraph, where it advises that, 'Planning applications specifically for the Works Road and Lagoon Character Areas will be expected to include information demonstrating: i. A joint masterplan as part of a Design and Access Statement and evidence of how the application addresses this masterplan and the delivery of critical infrastructure.' It is unreasonable and inflexible to insist that a joint Masterplan and Design and Access Statement, covering parcels of land in multiple ownerships, is the only acceptable way forward. A high level Masterplan is reasonable, anything more than this is unreasonable. We would reiterate that Policy PS5 should not prevent individual parcels of land from coming forward. If it does, it is unlikely that development on this Strategic Site will happen for a long time, which undermines the strategic policies of the whole Local Plan.	Due to the complex nature, scale and infrastructure requirements of the site as a whole, the policy requirement for a joint masterplan is considered to be appropriate and justified. No change.	Objection
29	15DLP	Making Great Places	PS5	The sixth paragraph also has aspirations for a transport assessment, assessing the overall impact of the development and how this will be managed and a phasing plan setting out the approach to the delivery of infrastructure. We would suggest that the Council are seeking to pull these separate, individual sites too tightly together. They are owned by separate land owners, who have their own aspirations and targets. Our clients would like to suggest that the wording be amended to state that this is the preferred approach, which would enable the flexibility to allow alternative approaches. Separate applications will not prevent future phases of development from coming forward in terms of infrastructure.	Due to the complex nature, scale and infrastructure requirements of the site as a whole, the policy requirement for a transport assessment is considered to be appropriate and justified. No change.	Objection
29	16DLP	Making Great Places	PS5	Object to the Council's suggestion that an upper limit be placed on the amount of A1 retail to 280sq.m Within the Lagoon Character area. Officers are fully aware of the pre-application discussions to date and will note that our clients are proposing a 300sq.m convenience retail use on their site. We would question why the policy includes such a restriction. Surely this should be market led. Paragraph 157 of the NPPF advises that sites should be allocated to promote development and the flexible use of land. This restriction on an A1 use does not provide this flexible use.	New retail uses outside of existing or proposed centres should normally be subject to a sequential assessment under the NPPF. The threshold reflects the proposed exemption to this requirement set out in policy CS16 and is set to match the limits for Sunday Trading in the Sunday Trading Act 2014 and relates to what would be commonly understood as the Net Sale Area. This is considered a more flexible approach than the strict interpretation of the requirements of the NPPF. Provided a store of 300sqm has a net sales are under this threshold it would benefit from the exemption, otherwise a case could still be made through submission of a sequential assessment.	Objection

29	17DLP	Making Great Places	PS5	The criteria of the 'The Lagoon Character Area', advises that the Council will seek to extend the 'Bluebank Pools Local Nature Reserve.' The Bluebank Pools Local Nature Reserve (LNR) falls to the west of our clients' site. It isn't clear where the Council envisage this extension will take place and we'd seek further clarity on this. It is our intention to reserve a part of our clients' site, to the west, for ecological habitat. If the Council had this area in mind, we'd be open to the LNR's extension into this area. We wish to reserve judgement on this aspiration, until it becomes clear exactly what the Council are proposing, but would suggest that this is perhaps something which could be supported, provided it wouldn't impact on the developable areas of the site.	This is intended to be limited to the land immediately west of Bilby Lane and within the limits of the PS5 policy allocation, as previously discussed with your client. Wording has been added for clarification "...(to the west of Bilby Lane within the land allocated on the Policies Map)"	Objection
30	01DLP	A Changing Climate	CS5	We are pleased to note that this policy will ensure full consideration of renewable energy developments on natural landscapes and nature conservation. We also welcome the provision that renewable energy proposals will be expected to include measures to enhance biodiversity.	Noted	Support
30	02DLP	Environmental Quality	CS8	Welcomes this policy as it will provide protection for air and water quality and contaminated land however we suggest that the protection of soils should also be included. The plan should recognise that development (soil sealing) has a major and usually irreversible adverse impact on soils. Mitigation should aim to minimise soil disturbance and to retain as many ecosystem services as possible through careful soil management during the construction process. Soils of high environmental value (e.g. wetland and carbon stores such as peatland) should also be considered as part of ecological connectivity. We advise that policy refers to the Defra Code of practice for the sustainable use of soils on construction sites	The policy can be amended to include a section under Soil and Agricultural Land Quality which reflects the NPPF (Paragraph 112) and incorporates an element on soil conservation. A reference to best practice can be made in the policy but a detailed reference to the DEFRA code of practice would potentially become out of date within the period of the plan and so is not to be included.	Support

30	03DLP	Green Infrastructure and Biodiversity	CS9	Welcomes the overall aim of this policy it could be strengthened and clarified in a number of aspects: 1. The policy wording should set out the intention to achieve a net gain for nature to reflect paragraphs 9 and 109 of the NPPF. 2. The hierarchy of designated nature conservation and landscape sites should be explained within the policy distinguishing between international, national and local sites to reflect the guidance set out in paragraph 113 of the NPPF. 3. Whilst we welcome the provision to link habitats set out in point (f) we consider that the policy should set out a strategic, landscape scale approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity which would follow the guidance set out in paragraphs 114 and 117 of the NPPF. 4. We acknowledge that the Council is intending to update the "Greenprint for Chesterfield" using the latest information from the Local Biodiversity Action Plan which is welcome. However we suggest that the policy wording should reflect this by including an additional point to promote the preservation, restoration and re-creation of priority habitats and the protection and recovery of priority species populations, linked to national and local targets. This would also reflect the guidance set out in paragraph 117 of the NPPF. 5. We suggest that the policy should include the avoidance-mitigation-compensation hierarchy with clarification that compensation should only be considered as a last resort. This would follow the guidance set out in paragraph 118 of the NPPF. We also suggest that it may be clearer if the topics of Green Infrastructure, Biodiversity & Geodiversity, and Landscape Character were considered under separate sections or headings.	DISCUSS AT MEETING _ would mean a re-writing of the policy into a Green infrastructure section, a landscape character section, a bio/geo diversity section and an accessible open space and sports section	Support
30	04DLP	Green Infrastructure and Biodiversity	CS9(b)	We are pleased to note that this is now a separate policy.	Noted	Support
30	05DLP	Design and the Built Environment	CS18	Natural England welcomes this policy particularly point (j) which aims to preserve or enhance the landscape character and biodiversity assets of the borough. We also pleased to note the provision in this policy that new developments should consider the long term impacts of climate change.	Noted	Support
31	01DLP	Spatial Strategy	CS1	Policy and proposals map unjustified, ineffective and inconsistent with national policy	The proposals map reflects the policies and proposals set out in the proposed Local Plan, it is considered that the plan is justified, effective and consistent with national policy.	Objection
31	02DLP	Location of Development	CS2	Inconsistent with National Policy	Aside from minor amendments, this policy remains largely as approved as part of the 2013 Core Strategy which was prepared and examined post publication of the NPPF. It is therefore considered consistent with national policy.	Objection

31	03DLP	Location of Development	CS3	Recommend adding "applications for housing development in unsustainable locations will not be considered justified on the isolated grounds that the council lacks a five year supply of deliverable housing sites"	The wording of this policy is as recommended by the DCLG as a 'model policy' and reiterates the presumption in favour of sustainable development set out in the NPPF. Paragraph 49 of the NPPF dictates the approach to 'Relevant policies for the supply of housing' when determining planning applications in the absence of a deliverable supply of housing sites sufficient for five years and is now the subject of extensive case law. The 'presumption in favour of sustainable development' then applies so by definition 'unsustainable locations should not be considered appropriate for planning permission. Policy CS10 of the Local Plan makes it clear that where the council does not consider it can demonstrate such a supply, the council's spatial strategy (set out in policy CS1) should still be applied. No change is recommended to this policy.	Comment
31	04DLP	Infrastructure Delivery	CS4	Inconsistent with national policy. Recommend addition of "so far as is reasonable" after "…will be required to contribute via the Community Infrastructure Levy (CIL)".	The Community Infrastructure Levy Regulations (as amended) do not allow LPAs to exert discretion on whether payments should be made except under specific circumstances. The council has adopted schemes for 'exceptional circumstances relief' and 'payment in kind' as set out by the regulations. Further explanatory text will be added after para 3.2 to provide clarification.	Objection
31	05DLP	A Changing Climate	CS5	Proposals map is inconsistent with national policy due to detrimental impact upon setting of heritage assets	CS5 (a) ensures that impacts on heritage assets and their settings will be addressed if proposals come forward. The current and draft NPPF continues to require LPAs to consider identifying suitable areas for renewable and low carbon energy. Historic England made no comment on this policy. No change.	Objection
31	06DLP	Sustainable Management of the Water Cycle	CS7	Presume policies will be renumbered	Yes, policies will be renumbered for the submission version of the plan	Support
31	07DLP	Environmental Quality	CS8	Inconsistent with national policy since tranquillity is not recognised	Reference to tranquillity has been added to the policy	Objection
31	08DLP	Green Infrastructure and Biodiversity	CS9	Proposals map is inconsistent with national policy and unjustified In places strategic gap boundaries promote unsustainable development, boundaries at Woodthorpe and Brimington are of particular concern unjustified boundaries deny communities fair share of economic growth	The broad locations of the gaps and wedges and the justification for them was explored in the examination of the 2013 Core Strategy and considered consistent with the NPPF. The boundaries of the proposed Strategic Gaps and Green Wedges were independently assessed by ARUP.	Objection
31	09DLP	Open Spaces	CS9(b)	Policy insufficiently positive Horizontal travel distance insufficient measure of accessibility Policy should empower councils to resist proposals that are insufficiently accessible due to barriers of gradient and road crossing	Noted. Revised standards are to be addressed in an update of the council's Open Space Assessment and the policy will be reviewed in the light of this.	Objection
31	10DLP	Homes and Housing	CS10	List of potential reserved sites too restrictive and not justified Not effective, inconsistent with national policy and insufficiently positive	It is acknowledged that further work is required on the mix of reserve sites, how to phase and what triggers would be, and any monitoring required.	Objection

31	11DLP	Homes and Housing	CS11	Insufficiently positive, justified and effective Local Plan should promote bungalows and mobile park homes and choices to meet demographics and community aspiration	It is acknowledged that further work is required on different housing types to reflect the evidence in the updated SHMA.	Objection
31	12DLP	Jobs Centres Facilities	CS13	Reference to "Local Plan Sites and Boundaries" should be removed	Noted, this will be replaced with reference to the Policies Map	Comment
31	13DLP	Tourism and Visitor Economy	CS14	Insufficiently positive Opportunities to deliver enhances to the green belt in accordance with CS1 should be supported	This policy is substantially unchanged since being examined in 2013. However an additional bullet point has been added as follows: "viii. enhancing and improving access to the Green Belt, Green Wedges and Strategic Gaps"	Objection
31	14DLP	Vitality and Viability	CS15	SUPPORT	Noted	Support
31	15DLP	Social Infrastructure	CS17	Not justified, is inconsistent with national policy, insufficiently positive and ineffective First sentence should be re-worded to avoid excluding development targeting local need No centre should be designated that does not support multi-modal transport accessibility Policy should not ban development that is sustainable and meets a designated boundary (of CS12b) Suggest first sentence should read "Social Infrastructure facilities will be permitted within town, district and local service centre boundaries and on land adjoining those boundaries. Social Infrastructure facilities will be permitted elsewhere provided it can be shown that they are reasonably accessible by public transport and by pedal cycle and by pedestrians and provided they do not significantly contradict any other policy intention of the Local Plan"	This policy is unchanged from the Core Strategy where it was found to be justified and consistent with national policy. It supports the overall spatial strategy of concentrating development around centres. That said, it is acknowledged that there may be occasions when development of social infrastructure outside of centres would be appropriate, however Policy CS2 already allows for exceptions to be made to policies where there is a defined local need. No changes are therefore proposed to the policy.	Objection
31	16DLP	Design and the Built Environment	CS18	Not justified, is inconsistent with national policy, insufficiently positive and is ineffective (b) "innovative" should be defined (j) too restrictive (l) "acceptable" should be defined	These parts of the policy are unchanged from the Core Strategy where it was found to be justified and consistent with national policy (b) By definition, "innovative" implies original ideas and new methods that may not have previously been used. The NPPF (para 63) refers to the weight to be given to "outstanding or innovative designs which help raise the standard of design". The remaining wording of criteria (b) is considered to provide sufficient clarification and is in accordance with the objectives of the NPPF para quoted above. (j) It is not considered restrictive that development should conserve or enhance landscape character or biodiversity. However 'preserve' will be replaced with 'conserve' to bring the policy in line with the wording used in the NPPF and other policies of this plan. (l) The NPPF frequently refers to 'unacceptable' impact, a term which has the same meaning and is widely understood in planning terms.	Objection
31	17DLP	Historic Environment	CS19	Inconsistent with national policy Setting of heritage assets is a material consideration, Not all landscape context is significant	The policy does not refer to landscape	Objection

31	18DLP	Travel and Transport	CS20	RPAs at Duckmanton and Mastin Moor are inconsistent with policy and unjustified If council is promoting growth outside convenient walking distance and exception statement needs to be added	The principle of growth at the RPAs was established in the Core Strategy. Policy LP1 requires a new Local Centre to be provided as part of development at Mastin Moor. Duckmanton has a good range of facilities and the preferred option in the draft Local Plan is to designate a Local Centre. No change.	Objection
31	19DLP	Travel and Transport	CS21	The proposals map safeguards land for the preferred route of HS2 which is inconsistent with National Policy	Policy CS21 does not safeguard land for the route of HS2; this is done through a separate Safeguarding Direction outside the Local Plan process. However the advice of HS2 is that the route should be shown in Local plans. The safeguarded route will be removed from the plan and shown instead on the Constraints Map for clarity and to make it easier to reflect any changes to the route that may occur outside the Local Plan process.	Objection
31	20DLP	Regeneration Priority Areas	RPAs	Inconsistent with National Policy No community consensus exists for the expansion of Mastin Moor and Woodthorpe RPA at Mastin Moor is not justified by deprivation statistics	The principle of growth at the RPAs was established in the Core Strategy. No change.	Objection
31	21DLP	River and Canal Corridors	Canal Corridors	SUPPORT	Noted	Support
31	22DLP	River and Canal Corridors	River Corridors	Insufficiently positive Policy should be re-worded to avoid "will not be permitted"	Noted, policy will be re-worded "Only development which can demonstrate it does not prejudice the existing character of and/or the future potential for the improvement and enhancement of the Chesterfield Canal, including public access, environment and recreation, will be permitted.	Objection
31	23DLP	Making Great Places	PS1	SUPPORT	Noted	Support
31	24DLP	Making Great Places	PS2	SUPPORT	Noted	Support
31	25DLP	Making Great Places	PS3	SUPPORT	Noted	Support
31	26DLP	Making Great Places	PS4	SUPPORT	Noted	Support
31	27DLP	Making Great Places	PS5	Inconsistent as with national policy as it prejudges the announcement of HS2 phase 2	The use of the former Staveley Works as a site for the HS2 phase 2 northern Infrastructure Maintenance Depot has now been confirmed by Ministerial Statement and a Safeguarding Direction issues setting out the extent of the land to be safeguarded for the IMD.	Objection
31	28DLP	Making Great Places	PS6	Reference to LDF should be removed	Noted, the reference will be updated	Objection

31	29DLP	Spatial Strategy	CS1	Object to Strategic Gaps SG1 & SG2 Excessive size of gaps promotes unsustainable development Not consistent with NPPF and not justified Places undue pressure on the green belt	The broad locations of the gaps and wedges and the justification for them was explored in the examination of the 2013 Core Strategy and considered consistent with the NPPF. The boundaries of the proposed Strategic Gaps and Green Wedges were independently assessed by ARUP. The borough's growth can be met without requiring intrusion into the green belt, as evidenced by the council's Land Availability Assessment, even once the proposed strategic gaps and green wedges are taken into account.	Objection
31	30DLP	Spatial Strategy	CS1	Object to absence of a Green Belt Review, should have been undertaken in parallel with North East Derbyshire District Council and Sheffield City Council	The NPPF states that "Once established, Green Belt boundaries should only be altered in exceptional circumstances" (para 83). It is not a requirement to review the green belt as part of the preparation of a Local plan. The borough's growth can be met without requiring intrusion into the green belt, as evidenced by the council's Land Availability Assessment. It is not considered necessary or appropriate to carry out a review of the green belt.	Objection
32	01DLP	Vision		Should acknowledge that heritage assets are wider than buildings and should include below ground archaeology	The word 'built' has been removed so the word 'heritage' remains, to cover the diversity of types of heritage assets in the Borough without listing in detail each type of asset and types of significance.	Objection
32	02DLP	Historic Environment		More detail on town centre historic core would be useful egg: "This is an area which encompasses the areas of medieval and Roman activity within the historic core of Chesterfield, and where development proposals will need careful consideration of archaeological impacts.'	Explanatory text can be supplemented to incorporate the suggestion.	Objection
32	03DLP	Historic Environment		It should be made clear that the proposed Local List relates to Build Heritage only (not to undesignated archaeological sites). E.g. "The Borough Council will identify non-designated built heritage assets"; 'The council is currently preparing a Local List of built heritage assets'.	Explanatory text can be amended to incorporate suggestion.	Objection
32	04DLP	Historic Environment		'English Heritage' should read 'Historic England'	Noted, this will be amended accordingly	Comment
32	05DLP	Historic Environment	CS19	a policy strand in relation to the Chesterfield Town Centre Historic Core would be useful, e.g. 'requiring development proposals within the Town Centre Historic Core to be accompanied by appropriate levels of archaeological assessment'	An additional bullet point has been added to policy CS19 using the suggested wording.	Objection
32	06DLP	Policies Map	CS19	Policies Map should show the Historic Core	The Historic Core will be shown on the constraints map which will be a live document. This will allow it to be updated in the light of new information without the need to review the Local Plan.	Objection

33	01DLP	Homes and Housing	CS10	This land is designated as open countryside and should remain that way. There are many brown field sites which could be better used for development. The impact on wildlife would be devastating. Safety is a concern with higher risk of criminal activity and nuisance behaviour. The residents do not need the stress and worry building would bring. Parking will be a major problem Westwood Lane is not wide enough for provision for pavements Drainage and sewage is a problem in this area	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
34	01DLP	Homes and Housing	CS10	OBJECT to site on Calow Lane opposite Heathcote Drive in Hasland as suitable for Housing development. Calow Lane is an extremely narrow road and access is often difficult due to cars being parked on it. Development would make traffic and idling cars and air quality worse. Access onto Calow Lane would potentially be hazardous due to the weight of traffic in this area. There is pressure locally on primary and secondary school places in this area.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
35	01DLP	Homes and Housing	CS10	OBJECT to site H15 Traffic problems on Calow Lane are already terrible The width is so narrow that cars park on one side and then there is only room for one way traffic on the other for quite a considerable length There is regular damage done to parked cars due to the road width problems. The pavement is too narrow and used by families with young children trying to get to the 3 schools in Hasland. It is at busy times and difficult for cars to get out of the side streets to rush Any further development would make the situation worse. There is not enough car parking in Hasland Local Centre, Extra capacity just makes that worse. All 3 schools are successful with no available land to build more places is left (this is particularly crucial at the secondary and infant school).	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
36	01DLP	Homes and Housing	CS10	OBJECT to allocation of site for housing (H15). Adverse impact on surrounding area Highway safety Crime Archaeology Hedgerows Trees Wildlife Drainage/sewage Environmental Health	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

37	01DLP	Homes and Housing	CS10	Congestion - Calow Lane is an extremely busy road. It is supposed to be weight restricted but there is an industrial estate which attracts quite a lot of heavy traffic and additional housing and residential traffic would cause quite serious problems further along Calow Lane as you approach Hasland. Outside the development area, there is a natural boundary there and the natural boundary near the by-pass which adjoins the development in the Gorse Valley area. Flooding- Part of this area and the fields just below Heathcote Drive is subject to flooding. Impact on schools - Hasland Junior and Infant schools are extremely busy and full and would require additional building, although the amount of land available is very limited.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
38	01DLP	Homes and Housing	CS10	(H17) Support as a housing allocation. PP granted and it is anticipated that a reserved matters application will be submitted in 2017. It will deliver housing in 2018 and is a robust and deliverable allocation.	Noted.	Support
38	02DLP	Regeneration Priority Areas	RPAs	No objection to designation of RPA. Unclear how draft policy LP1 relates to the granting of 15/00085/OUT. The site should be shown as a housing allocation within the RPA. It is anticipated that the site will deliver housing in 2018 - is robust & deliverable. Consideration should be given to extending the RPA or housing allocation to include land east of Poplar Farm and South of Middle Farm.	The site (15/00085/OUT) should be shown if it has passed the necessary LAA stages. The site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. The RPA boundary approach is to be reviewed with a view to allocate individual sites.	Objection
38	03DLP	Policies Map		Re. policies map: areas in grey confusing when trying to understand allocations.	Noted. Different graphics will be investigated for future maps to try and improve legibility.	Comment

39	01DLP	Homes and Housing	CS10	Highway/Access/Trans Pennine Trail/Public Footpaths Westwood Lane and Lodge Close provides a gateway to Westwood and is a thoroughfare for residents and users of the Trans Pennine Trail. Traffic concerns re. Unsuitability of roads - Manor Road is constantly congested which will only be exacerbated by the addition of further traffic. Safety concerns, especially re. Pedestrian access. Wildlife The proposed build site was determined to be a Public Open Space on the previous Local Plan. As a consequence wildlife has flourished and it is now a haven for a variety of animals/insects such as butterflies, moths, nesting birds, rabbits, foxes, snakes, shrews, mice along with birds of prey/bats feeding from the area. Flora and fauna has similarly thrived naturally encouraging the wildlife. Impact on business- would impinge on attractive environment and eradicate this. Neighbourhood Watch Scheme On Westwood Lane /Lodge close the residential community is of a certain demographic (elderly, retired, mature professional home owners). The addition of housing introduces an entirely new and contrasting dynamic and diversity of resident which will adversely create an imbalance to the current harmony. Visual Impact The neighbourhood and proposed access is of a certain style which is not replicated in the new build proposals. This is entirely out of character and keeping and creates a contrasting and negative outlook, not least since the proposed green field development site would be a new usage of the land prominently situated adjacent to Doomsday referenced Westwood, footpaths, bridleways and cycle routes therein. There is no necessity or requirement at all to build in the location with many other larger brown field sites available in Chesterfield more suited.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
40	01DLP	Location of Developmen t	CS2	We support the aims of this policy, and in particular bullet point ‘g’, which reiterates that future unallocated development, will need to meet the requirements of the flood risk sequential test.	Noted	Support
40	02DLP	A Changing Climate	CS5	Hydro power - it is recommended that developers should contact the EA as early as possible to begin pre-application and determine whether they would be likely to obtain a licence, what associated infrastructure would be required (e.g. fish passage) and therefore whether the scheme is potentially viable.	Agreed. Suggest addition to policy wording: Pre-application advice from the Environment Agency is advised.	Comment

40	03DLP	A Changing Climate	CS7	As the SFRA is now 7 years old we request that the policy should be rewritten as follows, to ensure that all planning decisions are made against the best available flood risk information at any time: - 'Consequently, every effort should be made to ensure development only takes place in areas with the lowest probability of flooding, or constructed safely where it has been demonstrated that this is not possible. Development should not increase the risk of flooding to either the proposed site itself, or to third parties. The Borough Council has in place a Strategic Flood Risk Assessment (2009) and will also have the Chesterfield Integrated Model to allow it to make more informed judgements about potential development sites in the Local Plan. Strategic decisions can therefore be made on where development is most appropriate in relation to flood risk. However, as the SFRA represents only a snapshot in time, development proposals should always be considered against the best available flood risk information, such as the EA's Flood Map for Planning and flood risk modelling.'	Agree proposed changes to paragraph 4.8	Comment
40	04DLP	A Changing Climate	CS7	A 'Flood Risk Investigation' is currently being commissioned for Chesterfield, to support the LP process (to be completed approx. Sep 2017). We recommend that wording should be added to supporting paragraph 4.10, requiring proposals to consider the findings of the forthcoming Chesterfield Flood Risk Investigation, as this document will form the starting point for flood risk considerations across the area.	Agree proposed changes to paragraph 4.10	Comment

40	05DLP	Sustainable Management of the Water Cycle	CS7	Amendments to increase policy soundness: 'Flood risk' specific comments: The opening line of the policy states that 'the council will require flood risk to be considered for all development…' We recommend that the word 'considered' should be replaced by the word 'mitigated' or 'managed', to ensure that the policy is consistent with the National Planning Policy Framework (NPPF) and associated practice guidance. We note that bullet point 'a' states development proposals will 'be directed to locations with the least impact on flooding or water resources'. We recommend that the words 'with the least impact on flooding' should be replaced by the words 'with the lowest probability of flooding', to ensure compliance. We would also recommend that additional wording should be added to the end of the sentence, along the lines of 'as required by the flood risk sequential test'. This would add further clarity on what is expected of new development in flood risk areas. Finally, the final sentence of policy states that 'the Council will require minor developments that require new surface water drainage to give priority to sustainable drainage systems'. It is our opinion that 'minor developments' might cause confusion to developers, who might interpret that as the planning definition for minor development; a change of wording would help avoid such confusion. Protecting the Water Environment We recommend that the following wording should be added to the policy, under a new sub heading of 'protecting the water environment': - Protecting the Water Environment Development proposals will be expected to demonstrate that water is available to support the development proposed, and that they meet the Building Regulation water efficiency standard of 110 litres per occupier per day. For water efficiency, we would like to highlight that the cost of achieving 110 litres per person per day is just £0 - £9 per dwelling, when compared to achieving the baseline building regulations standard (125 litres per person per day).	Agree proposed changes to Policy CS7 except that the council cannot require the higher standard of water efficiency as there is no local evidence on need or impact on viability to support such a policy requirement. The wording has been included to encourage this standard where possible.	Comment
40	06DLP	Environmental Quality	CS8	Support the principles of this policy, but recommend that the following text should be added to the 'water contamination' section of this Policy: - 'Development proposals will be expected to contribute positively to the water environment and its ecology, and should not adversely affect surface or ground water quality, in line with the requirements of the Water Framework Directive'. This change would give developers greater clarity on what is expected of them in these situations, whilst also adding weight to the policy.	Agree proposed addition to Policy CS8	Comment

40	07DLP	Environmental Quality	CS8	There may be opportunities to achieve remediation of contamination through the Local Plan by reducing/removing the requirement to contribute affordable housing on affected sites, or reducing/removing the requirement to contribute financially to other infrastructure, for example.	Noted. Abnormal costs are considered when assessing the viability of proposals and any other policy requirements such as affordable housing. No change required.	Comment
40	09DLP	River and Canal Corridors	River Corridors	Re-wording of the policy to increase the likelihood of the plan delivering Strategic Objective S7. We recommend that the following wording should be added: 'New development proposals on or adjacent to a river corridor should investigate the creation, and management, of ecological buffer strips and corridors to preserve and enhance the biodiversity of the area'. This would help contribute to the government's commitment to halt the overall decline in biodiversity.	Noted, wording will be added following: "New development proposals on or adjacent to a river corridor should investigate the creation, and management, of ecological buffer strips and corridors to preserve and enhance the biodiversity of the area and should include provision for safe and convenient walking and cycling access where possible and where it is compatible with the other purposes of the buffer."	Comment
40	10DLP	Making Great Places	PS5	Whilst we support the principles behind point 'k' of this policy, we would like to highlight that remediation may be required prior to any development commencing on parcels of affected land. It is likely that any subsequent planning applications/development proposals will need to be supported by further studies and/or investigations.	Noted. Reference to policy CS8, which deals with development of contaminated land in more detail, will be added to point (k) as follows: "…in accordance with policy CS8."	Comment
40	11DLP	Homes and Housing	CS10	We note that the proposed site allocations have not yet gone through a rigorous sequential test process, and so there are currently sites proposed in flood risk areas. In the absence of evidence to demonstrate that the sequential test process has been carried out, and subsequently passed, the following sites are currently a cause for concern: - H15 (DLP); - H37 (DLP); - H08 (DLP); - H48 (DLP); - H69 (DLP). We would like to highlight that the sequential test process needs to be carried out as soon as possible to justify those sites in flood risk areas. Ultimately, the National Planning Policy Framework (NPPF) identified that it is for the local planning authority to determine whether or not there are other sites available at lower flood risk as required by the Sequential Test.	These sites will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. This process will include application of the flood risk sequential test as required by the NPPF. The sites highlighted as a concern have been included as key areas in the Chesterfield Integrated Flood Risk Study.	Objection
40	12DLP	Homes and Housing	CS10	We note that the proposed site allocations have not yet gone through a rigorous sequential test process, and so there are currently sites proposed in flood risk areas. In the absence of evidence to demonstrate that the sequential test process has been carried out, and subsequently passed, the following sites are currently a cause for concern: - H15 (DLP); - H37 (DLP); - H08 (DLP); - H48 (DLP); - H69 (DLP). We would like to highlight that the sequential test process needs to be carried out as soon as possible to justify those sites in flood risk areas. Ultimately, the National Planning Policy Framework (NPPF) identified that it is for the local	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. This process will include application of the flood risk sequential test as required by the NPPF. The sites highlighted as a concern have been included as key areas in the Chesterfield Integrated Flood Risk Study.	Comment

				planning authority to determine whether or not there are other sites available at lower flood risk as required by the Sequential Test.		
40	13DLP	Homes and Housing	CS10	We note that the proposed site allocations have not yet gone through a rigorous sequential test process, and so there are currently sites proposed in flood risk areas. In the absence of evidence to demonstrate that the sequential test process has been carried out, and subsequently passed, the following sites are currently a cause for concern: - H15 (DLP); - H37 (DLP); - H08 (DLP); - H48 (DLP); - H69 (DLP). We would like to highlight that the sequential test process needs to be carried out as soon as possible to justify those sites in flood risk areas. Ultimately, the National Planning Policy Framework (NPPF) identified that it is for the local planning authority to determine whether or not there are other sites available at lower flood risk as required by the Sequential Test.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. This process will include application of the flood risk sequential test as required by the NPPF. The sites highlighted as a concern have been included as key areas in the Chesterfield Integrated Flood Risk Study.	Objection
40	14DLP	Homes and Housing	CS10	We note that the proposed site allocations have not yet gone through a rigorous sequential test process, and so there are currently sites proposed in flood risk areas. In the absence of evidence to demonstrate that the sequential test process has been carried out, and subsequently passed, the following sites are currently a cause for concern: - H15 (DLP); - H37 (DLP); - H08 (DLP); - H48 (DLP); - H69 (DLP). We would like to highlight that the sequential test process needs to be carried out as soon as possible to justify those sites in flood risk areas. Ultimately, the National Planning Policy Framework (NPPF) identified that it is for the local planning authority to determine whether or not there are other sites available at lower flood risk as required by the Sequential Test.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. This process will include application of the flood risk sequential test as required by the NPPF. The sites highlighted as a concern have been included as key areas in the Chesterfield Integrated Flood Risk Study.	Comment

40	15DLP	Homes and Housing	CS10	We note that the proposed site allocations have not yet gone through a rigorous sequential test process, and so there are currently sites proposed in flood risk areas. In the absence of evidence to demonstrate that the sequential test process has been carried out, and subsequently passed, the following sites are currently a cause for concern: - H15 (DLP); - H37 (DLP); - H08 (DLP); - H48 (DLP); - H69 (DLP). We would like to highlight that the sequential test process needs to be carried out as soon as possible to justify those sites in flood risk areas. Ultimately, the National Planning Policy Framework (NPPF) identified that it is for the local planning authority to determine whether or not there are other sites available at lower flood risk as required by the Sequential Test.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. This process will include application of the flood risk sequential test as required by the NPPF. The sites highlighted as a concern have been included as key areas in the Chesterfield Integrated Flood Risk Study.	Comment
41	01DLP	Homes and Housing	CS10	Feels that green space should be preserved to give residents the necessary level of breathing space and privacy. The area has become much more developed over time, with St Mary's School and the park contributing to this. However, there is still a level of tranquillity on the north side and were this to be lost it would be hugely detrimental to the area. Feels as though the use of green field sites is not justified based on estimates of housing demand. Until such a time that demand is proven then sites should not be brought forward in green spaces as this will only encourage developers to go for them rather than the more difficult brown field areas. Brown field sites should be pushed so that places of natural beauty and relaxation can be preserved.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
43	01DLP	Homes and Housing	CS10	H35 (DLP), Inkersall Road (Land West of), Staveley is supported. The site is deliverable, a suitable and sustainable location for development; achievable with residential development being able to be delivered on site within five years; and is viable. The landowner is currently working with an agent to sign up a suitable party to take forward a planning application for the site. The Trans Pennine Trail bounds the site to the west; the development of the site provides an opportunity to provide formal open space to link the Trail with Poolsbrook Country Park to the east of the site.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Support

43	02DLP	Homes and Housing	CS10	Support reserve site at Dunston which could deliver up to 952 dwellings, however concerns are raised that only a single location is identified should delivery fail. Suggest that smaller sites, immediately adjacent to the proposed allocations will ensure that the necessary infrastructure is provided and a comprehensive approach is taken to the masterplanning of the sites. Such a site could include the land to the south of proposed allocation H35 (DLP). It is suggested that H35 (DLP) could be delivered in tandem with land immediately to the south of the site (see attached layout), extending up to Inkersall Green Road.	Sites will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-makingThe approach to delivery of housing will be set out in a Housing Topic Paper.	Objection
44	01DLP	Spatial Strategy	CS1	The draft Local Plan is not sound as it is not 'positively prepared' - The plan does not aim to meet the objectively assessed need identified in the Chesterfield SHMA (2014). - There is a shortfall in the quantum of land identified to meet the housing target of additional dwellings - The range and distribution of sites and proposed phasing for the release of land fails to meet qualitative requirements to meet both housing needs and the economic aspirations of the plan. - The over reliance on “reserved sites and regeneration” sites is also likely to adversely impact on the ability of the Council to maintain a deliverable 5 year housing land supply. - the housing requirement is based on a SHMA which is three years out of date, and does not use the latest population figures. The Local Plan is not 'Justified' - The phasing of release of housing sites is not the most appropriate strategy for meeting housing needs. It relies too heavily on a large number of small housing sites and large scale regeneration areas to be delivered during the plan period. The Local Plan is not 'Effective' - The phasing of sites will not be effective in meeting either the quantitative or qualitative requirement for housing to meet either the economic growth aspirations of the plan or the housing needs and demands of the Borough’s population. The Local Plan Housing target does not appear to include the 20% buffer that is required. Paragraph 2.5 of the new Local Plan advises that this under delivery should be spread throughout the plan period. Given the persistent under delivery and to ensure an adequate supply of sites, it is considered that the shortfall should be delivered early in the plan period, rather than spread through the plan period. The Local Plan (table on pages 44-46) identifies “Potential Housing Allocations”	The SHMA has been updated and the revised OAN will be set out in the next stage of the Local Plan. The approach to housing delivery will be set out in a Housing Topic paper.	Objection

				to deliver 3,980 units over the plan period. This provision is not sufficient to meet the housing need identified in Policy CS1 of 4,629 units. Of the 65 identified Potential Housing Allocations, 22 sites have capacity for 5-20 units and are on small brownfield sites. Whilst these small scale sites may accommodate 300 units, it is questionable whether all these sites are deliverable in the plan period. Many of these sites are of such a size that they should be excluded from the Local Plan and their contribution be taken as adding flexibility to the supply. The Core Strategy seeks to supplement the Potential Housing Allocations with Potential Reserved Sites to be delivered only if the Council cannot demonstrate a 5 year housing supply. These sites have the potential to secure 952 units during the plan period. Based on the Council's approach including these sites would result in a potential surplus of 303 units during the plan period. However, as set out by Policy CS10 these sites will only come forward if the Council cannot demonstrate a 5 year housing supply. On this basis, it is clear that the new Local Plan is not seeking to meet all its housing requirements. The reserve sites do not score as well against the SHLAA criteria and many have constraints that need to be addressed. It is therefore questioned whether these will all be deliverable. It is recognised that the Council seeks to promote housing in some of the regeneration priority areas and this could secure a further 3,931 units. These sites are more likely to be constrained and may therefore also have delivery Chesterfield Waterfront has permission and is a very large site that will take many years to build, and is unlikely to be completed in the plan period. Small sites (0.25ha or minimum of 5 dwellings) should not be allocated in the Local Plan. The land supply. 22 of the 65 proposed site allocations have capacity for less than 20 dwellings (as low as 5 per site). These sites do not offer a certain supply there is therefore a risk that a proportion of this supply will not deliver. The supply needs a greater number of moder		
44	02DLP	Location of Developmen t	CS2	For larger developments, which propose to include a new centre to meet the accessibility requirements of draft Policy CS2, some guidance should be provided on the nature of the uses to be provided within the new centre. This policy should be amended to include criteria, which supports development on greenfield sites which are located in sustainable locations.	There is a definition provided in the plan for a local centre and this is adequate to provide an appropriate balance between guiding development and ensuring flexibility in relation to new local centres. CS10 provides the policy for proposals for greenfield housing development on un-allocated sites.	Comment

44	03DLP	Homes and Housing	CS10	Supports the proposed allocation of sites H06 and H67 for housing development, and considers that the wider area to the south should also be allocated for residential development. A wider allocation would allow for the comprehensive development of the site as a whole or on a phased basis. It would deliver wider regeneration and sustainability benefits, including the provision of social infrastructure i.e. local centre, whilst maximising opportunities for walking and cycling. The wider site at Land south of Bamford Road should be allocated for residential development within the Chesterfield Local Plan.	Support noted. Any new sites proposed will be subject to assessment through the LAA.	Comment
44	04DLP	Regeneration Priority Areas	RPAs	It is not currently clear where the estimated housing numbers in the allocations table will be accommodated and it is therefore not clear whether the stated number is deliverable. Policy LP1 should be revised so it is clear that it seeks housing-focused regeneration, and includes specific sites that are expected to deliver the housing requirement. The proposed housing allocations table should be updated accordingly.	Agree that further clarity is required to justify that the proposed housing can be accommodated within the RPA areas. This information is available on the LAA and could be included within the Local Plan supporting evidence or Housing Topic Paper. Consider the approach set out provides enough flexibility to secure the maximum regeneration benefits through a master planned approach without restricting development to specific sites within the RPA areas. No change needed to LP1.	Objection
44	05DLP	Making Great Places	PS5	The objectives include the delivery of a range of housing opportunities. However, it is not specific in defining the quantum of housing. The Proposed Housing Allocations list (Page 47) indicates that the site has an estimated housing capacity of 1,500. However, this has not been detailed within the Land Availability Assessment (LAA) with a site assessment, which should be made available for comment. This quantum of housing is not likely to deliver in its entirety within the plan period. These concerns should be addressed for consistency of the plan, and reviewed to ensure the proposed housing requirement can be delivered.	The capacity of the site to accommodate 1500 homes has been determined through detailed master planning work carried out with the landowners and will be made available to support the plan. The LAA is being updated to reflect this work. The policy will be updated to give an overall housing target and an indicative split by character area. It is acknowledged that not all of this will delivered within the plan period and an updated housing trajectory will be prepared to reflect this.	Comment
45	02DLP	Green Infrastructure and Biodiversity	CS9	The Trust welcomes the Council's commitment to the BAP process and is working with the Council to update the Greenprint for Chesterfield We note the reference to stepping stones and corridors both of which taken together with core sites form the ecological network referred to in the NPPF. It is vital that this ecological network is identified and protected wherever possible within the Borough. The presence of open mosaic habitats on previously developed land will in some areas result in conflicts between proposed development and nature conservation. It is vital that sufficient habitat is retained within these areas.	Noted	Support

45	03DLP	Regeneration Priority Areas	RPAs	Object in part to this policy as we believe that it could strengthened with respect to biodiversity. consideration should be given to amending the wording of the first part of the policy as follows:- b) Deliver environmental and biodiversity benefits	Policy amended as suggested	Objection
45	04DLP	River and Canal Corridors	River Corridors	supports the new policy on River Corridors	Noted	Support
45	05DLP	Making Great Places	PS3	Re-development here could impact on protected species (water vole) and this will need to be addressed as part of the planning process.	Noted. Provision is made on conditions on the outline planning permission for monitoring and provision of a scheme to protect and enhance water vole habitat.	Support
45	06DLP	Making Great Places	PS5	Object to the policy, but would re-consider if the biodiversity interest of this area is better reflected in the description and policy or if the Council demonstrated that these concerns could be addressed through the general application of the Biodiversity policy CS9. The proposed development of land within this corridor has the potential to impact upon a variety of habitats and species of nature conservation value especially the UK BAP priority habitat type 'Open mosaic habitats on previously developed land' We would like to see the description of the area specifically mention biodiversity as a key issue that will need to be considered as part of the ongoing development. The policy should include wording to support the establishment of a sustainable network of grassland habitat within and around the site. At present the emphasis is on the river and canal and retaining/creating associated wetland habitat. We would suggest adding the following wording:- "Establish a network of open grassland habitats through the site to maintain and enhance brownfield biodiversity."	Noted, an additional objective 'n': will be added, worded as suggested	Objection
46	01DLP	Spatial Strategy	CS1	Support the approach taken to dealing with the under-delivery of homes since 2011 over the plan period in calculating the Objectively Assessed Housing Need (as set out in paragraph 2.5), which will assist in ensuring that the Local Plan is aspirational, realistic and deliverable. Support the preferred option of meeting the objectively assessed housing need but with some flexibility to meet growth aspirations and contribute to the wider Sheffield City Region aspirations through reserve sites.	Noted	Support

46	02DLP	River and Canal Corridors	CS10	The Borough Council is a member of the Chesterfield Canal Partnership. Support policy LP2 Chesterfield Canal, as it provides measures for the ongoing restoration of the Chesterfield Canal.	Noted	Support
47	01DLP	Homes and Housing	CS10	Addition of 284 homes off Calow lane would increase traffic and create significant disruption The majority of houses on Calow Lane do not have access to off street parking creating a bottle neck at Peak Times	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
48	01DLP	Vision		Would welcome more positive interaction with Borough Council Officers and Members	Noted, this will be addressed outside the Local Plan process	Comment
48	02DLP	Vision		Walking and Cycling can benefit the visitor economy. Chesterfield is well placed to benefit from increased leisure cycling	Noted	Comment
48	03DLP	Vision		Promoting walking and cycling for short journeys will assist the Borough's contribution to climate change	Support noted	Support
48	04DLP	Vision		Promoting walking and cycling mean more people on the streets with social interaction. Encouraging car use reduces social interaction. More people on the streets make people feel safer.	Support noted	Support
48	05DLP	Vision		The Borough Council has failed to connect the new Queen's Park Sports Centre to the cycle network. Despite planning and input the infrastructure provided so far remains dangerous and unconnected a year after the centre opened.	This issue relates to a specific development and planning permission and is outside the scope of the Local Plan to address. Measures to improve access are being discussed separately.	Objection
48	06DLP	Vision		All new housing sites should have walking and cycling infrastructure planned to make high quality connections with the existing and planned strategic cycle network. Housing developments should prioritise walking and cycling infrastructure within the sites.	Policy CS20 seeks to prioritise 'safe and convenient' pedestrian and cycle access to and within sites.	Comment
48	07DLP	Vision		SUPPORT	Support noted	Support
48	08DLP	Vision		Note there is no reference to the cycle route connecting Chesterfield to the Avenue site (and further south to Clay Cross and the 5 Pits Trail). This route will become National Cycle Network route 67.	Reference will be added after paragraph 1.24 "This will include making links to wider local and national walking and cycling networks including the Trans Pennine Trail, Cuckoo Way and, via a new link to the Avenue development site in North East Derbyshire, the five pits trail and national cycle network route 67."	Comment
48	09DLP	Infrastructure Delivery	CS4	We urge the Borough Council to use the CIL to provide high quality walking and cycling routes to connect new developments to existing infrastructure.	The council's CIL Regulation 123 list currently includes "Implementation of Chesterfield Strategic Cycling Network" and "Measures to improve walking, cycling and public transport provision within [list of specified corridors]" as projects that can be funded via CIL. The Regulation 123 list and CIL expenditure is monitored outside the Local Plan process and will be kept under review.	Comment
48	10DLP	Travel and Transport		Long term monitoring of air quality should be carried out on Derby Road and Chatsworth Road. These areas regularly used to fail air quality when measuring stations were sited there.	The Local Plan does not determine where air quality monitoring will be carried out, but this issue will be raised separately with the council's EHO.	Comment

48	11DLP	Travel and Transport		Whilst we agree with all the points made there is no commitment written in these paragraphs by the Borough Council to actively add to the networks through planning gain or where the borough council has responsibility for the route. We note that CS20 does make a commitment and urge the borough councils planning dept. to consult with our Campaign to agree new or enhanced infrastructure.	New paragraph added after 9.6 "9.6.9.7. The borough council will work with partners including Derbyshire County Council and Chesterfield Cycle Campaign to improve and expand the network of cycle routes in and beyond the borough and will seek developer contributions through planning obligations and/or CIL towards this where appropriate"	Comment
48	12DLP	Major Transport Infrastructur e	CS21	Chesterfield-Staveley Regeneration Route and the Staveley Northern Loop Road Phase 2 will almost certainly have an adverse effect on the environment of the Trans Pennine Trail (canal path) Noise and air quality will suffer along the route.	Policy CS8 already requires that "all developments will be required to have an acceptable impact…taking into account noise, dust, air quality…" An additional requirement will be added to policy CS21 stating that :"Proposals for the CSRR and Staveley Northern Loop Road will be required to conserve and enhance the route of Chesterfield Canal and the Trans Pennine Trail and make provision for safe and convenient walking and cycling access to these routes." This will bring it into line with the requirements set out in LP2 and LP3.	Objection
48	13DLP	Travel and Transport	CS21	We support the Hollis Lane Link Road and a redesign of the railway station forecourt to remove confliction between pedestrians, cyclists and motorised traffic. (also 10.27)	Support noted	Support
48	14DLP	Making Great Places	PS1	Support enhanced walking and cycling routes between the town centre, Waterside and the railway station. Noise pollution is a major problem from the A61. Support the building of a 'green bridge' (lightweight deck) over the cutting next to the Chesterfield Hotel as proposed in the URBED town centre master plan.	Support noted	Support
48	15DLP	Making Great Places	PS4	No reference is made to cycling access at Markham Vale. A major employment site should be well connected by sustainable transport.	Further bullet point to be added: "make appropriate provision for walking and cycling access to development in accordance with policy CS20"	Objection
48	16DLP	Location of Developmen t	CS2	Any new development must include good quality connections to the strategic cycle network with a condition it is built before the development is opened.	Noted. Policy CS20 requires "prioritisation of safe and convenient pedestrian and cycle access to and within the site". Policy CS4 requires that "necessary infrastructure" "will be in place in advance of , or can be provided in tandem with, new development"	Comment
48	17DLP	Environment al Quality	CS8	It appears that development is permitted even if it makes an AQMA worse. Policies need to be in place to always improve air quality and not allow unsustainable car based development.	The sentence "unless there are significant material considerations that would outweigh the harm" to be deleted.	Objection
49	01DLP	Regeneratio n Priority Areas	RPAs	OBJECT to the Mastin Moor RPA Community were not properly consulted when the idea was proposed objections include traffic problems (A619), and increased demand for access to schools and GP surgeries.	Noted. The RPAs were established in the Core Strategy which was considered sound by an Inspector and had public consultation that went beyond what is required in the regulations. The relevant agencies (DCC and CCG) have been involved in the Local Plan process and will advise on traffic impact, school capacity and GP capacity.	Objection

51	01DLP	Vision		Strongly Agree	Noted	Support
51	02DLP	Spatial Strategy	CS1	Reserved sites should only be used as a last resort when all available previously developed land has been used and there is a clear further requirement	It is acknowledged that further work is required on the mix of reserve sites, how to phase and what triggers would be, and any monitoring required.	Comment
51	03DLP	Spatial Strategy	CS1	Green wedges and strategic gaps should be resolutely protected from development	Noted	Support
51	04DLP	Green Infrastructure and Biodiversity	CS9	Strongly agree	Noted	Support
51	05DLP	Homes and Housing	CS10	Agree with option for a single designated reserve site but should only be used as a last resort Agree with chosen option of Dunston Other optional sites are not suitable. Brimington south option is a designated strategic gap	Noted	Support
51	06DLP	Jobs Centres Facilities	CS15	Land should be prioritised for housing needs. Do not need more out of town shopping centres, retail parks or car supermarkets. Retail should be pushed back into town centres	Noted. Policy CS16 sets out the approach to new retail which ensures that town centre locations are prioritised.	Comment
52	01DLP	Homes and Housing	CS10	Calow Lane already has parked cars and could not sustain additional traffic No footpath for pedestrians 7.5t road limit Land prone to flooding Loss of rural feel to village Parking at local shops is already a problem Would result in dangerous entrance Risks to children walking to and from school Disruption to residents during construction School run will be worsened Already a lot a developments in the area adding to traffic Alternative brownfield sites are available No need for housing Impact upon hospital	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection
53	01DLP	Strategic Objectives	CS1	No comments in response to consultation. Reminder to consult on any plans and strategies that affect assets.	Noted	Comment

54	01DLP	Making Great Places	PS4	Principle interest is in safeguarding the operation of the M1, particularly J29A. Aware that much of the proposed development is in the vicinity of the Markham Vale Enterprise Zone. Risk of adverse impacts from further development in this area (beyond existing planning applications). Supports the PS4 Policy for Markham Vale which indicates that any works not covered by existing permission must demonstrate that they can mitigate any adverse impacts on the highways network.	Noted	Support
54	02DLP	Travel and Transport	CS20	Support Policy CS20 and the stated desire to work with HE to ensure any adverse impacts of additional traffic are minimised (including Transport Assessments undertaken as part of the development management process). Welcome objective 9 tackling congestion, securing strategic improvements to the transport system and encouraging sustainable transport. Welcome objective 10 which states that all development should be supported by inclusive infrastructure.	Noted	Support
54	03DLP	Travel and Transport		The smart motorway network will support growth in the area and help safeguard the operation of the SRN.	Noted	Comment
54	04DLP	Travel and Transport	CS20	Highways England is referred to as the "Highways Agency" These references should be updated throughout the Local Plan.	Noted, references have been amended.	Objection
55	01DLP	Making Great Places	PS1	Royal Mail object to the inclusion of the Future Walk facility within the Place Shaping boundary for Chesterfield Town Centre. The designation purpose is not consistent with Royal Mail's operations, and could potentially hinder Royal Mail's ability to adjust their operations in future in order to meet demand for postal services.	The Chesterfield Town Centre masterplan is a non-statutory masterplan. The Local Plan does not specify a use for this site and a wide range of options are possible, including the potential to adjust existing Royal Mail operations.	Objection
55	02DLP	Making Great Places	PS1	Royal Mail object to the draft development allocation of former multi-storey car park site as a 'Potential Refurbishment/Development Project' site on the Chesterfield Town Centre Illustrative Masterplan 2015. This area of land is under Royal Mail's ownership, and is of importance to Royal Mail in providing flexibility to adjust and/or expand their operations.	Noted. The Chesterfield Town Centre masterplan is a non-statutory masterplan. The Local Plan does not specify a use for this site and a wide range of options are possible, including the potential to expand existing Royal Mail operations.	Objection
55	03DLP	Making Great Places	PS1	Regarding the expansion of the pedestrianised in Chesterfield Town Centre as per the Masterplan, Royal Mail request that expansion be cognisant of the need for Royal Mail to access residential properties within the town centre. Royal Mail would object to any restriction of their ability to use routes along West Bars and New Beetwell Street, which would cause significant delays in delivery times.	Noted. The Chesterfield Town Centre masterplan is a non-statutory masterplan and the Local Plan does not propose any specific expansion of pedestrianisation. Any further expansion would be the subject of legal processes through Traffic Regulation and Stopping up orders which would provide an opportunity to consider and secure suitable access arrangements.	Comment

56	01DLP	Open Spaces	CS9	The Playing Pitch and Outdoor Sports Strategy (PPOSS) are now over 3 years old and given changes in circumstances such as those relating to specific sites, requires an update. The POSS does not appear to have been backed up by robust and comprehensive evidence for all open space typologies. Whilst the last sentence within paragraph 5.12 is supported (other than inclusion of the word Borough's), at present there does not appear to be sufficient evidence to inform future decisions other than a presumption in favour of retention.	Noted. The Council is aware of the need to update the PPOSS and the LPA intends to ensure that this is done. The Council intends to carry out an up to date assessment of open space to cover all relevant open space typologies. The text can be amended to reflect.	Objection
56	02DLP	Open Spaces	CS9	Object to application of a 'standards approach' for sports provision based on a quantities area - not supported and does not draw upon locally specific evidence of need for facility requirements to meet identified requirements. Principle of protecting, enhancing and providing for sports facilities is strongly supported but must be done in reference to locally derived evidence that is up to date and robust.	Noted. The use of a standards approach to sports provision is acknowledged to be inappropriate given current guidance by Sports England and will be deleted in respect to outdoor sports facilities. A standards approach is however still appropriate for other types of open space but in light of the intention of the Council to prepare a new open space assessment, specific reference to standards in the Local Plan will be removed as these may become out of date within the life of the plan.	Objection
56	03DLP	Open Spaces	CS9(b)	Principle of requiring development to contribute towards sports provision where a need is identified is supported, but the proposed standards based approach for doing so is not supported. The application of a 'standard' to determine whether a sports facility is surplus to requirements is similarly not supported. Decisions need to be made with reference to up to date and locally derived evidence, and include site specific considerations. The wording of the last paragraph needs to be reconsidered as there would seem to be a need for a link between i. and iii. Rather than ii. and iii.	The standards will be reviewed based on the updated Parks and Open Spaces Assessment and Strategy.	Objection
56	04DLP	Homes and Housing	CS10	Apart from 'Land at Whitebank Close', none of the potential housing sites appear to affect sports facilities. The requirements of NPPF paragraph 74 would need to be met. This requirement links back to evidence base comments previously raised.	Noted.	Comment
56	05DLP	Regeneration Priority Areas	RPAs	A number of the RPAs appear to be of scale and nature that could potentially accommodate new sports facilities on site. These opportunities need to be further explored in conjunction with an update of the sports evidence base to ensure that any relevant site specific opportunities, needs and recommendations for sport are addressed in subsequent stages of the Local Plan preparation.	Noted.	Comment

58	01DLP	Green Infrastructure and Biodiversity	CS9	Welcome the protection given to ancient and non-ancient woodland in this policy. The WT welcome the commitment to increase tree cover, and the recognition that tree and woodland planting will help the Borough in responding to climate change. Support that this policy will help the Council to achieve the targets set out in the Greenprint for Chesterfield biodiversity action plan.	Noted	Support
58	02DLP	Green Infrastructure and Biodiversity	CS9(b)	Recommend that proximity and access to woodland is recognised as a health and wellbeing provision through the Woodland Access Standard: • That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size; and • That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes	Chesterfield Borough Council recognises the health and wellbeing and economic benefits that access to greenspace brings. Use of the Woodland Access standard (WASt), which complements Natural England's ANGST, would further strengthen the LAA from an open space accessibility perspective and assist in meeting the Local Plan's aims around health and wellbeing. As such the council will work towards the provision of accessible woodland. The WASt aspires to an accessible woodland of at least 2 hectares within 500 metres of every home, and a woodland of at least 20 hectares within 4km. The figures for Derbyshire are 18.5% and 62.6% respectively (as of July 2016). Woodland accessibility has been calculated using the Forestry Commission dataset and Ordnance Survey's Address Layer. All of Chesterfield's residents live within 4km of a 20ha. Area of woodland and 59.02% are within 500m of a 2ha. Site. Given Chesterfield is predominately an urban area it would be impractical to meet the standard for 2ha areas of woodland. As such, the provision of new woodland will not be a requirement of new residential development. The Council will work with partners and developers to improve the provision that currently exists in Chesterfield through woodland planting and access improvements. The following text will be added at 5.7: The Council will work toward the Woodland Access Standard (developed by the Woodland Trust) which aspires to accessible woodland of at least 2 hectares within 500 metres of every home, and woodland of at least 20 hectares within 4km. At present all of Chesterfield's residents live within 4km of a 20ha. Area of woodland. The provision of new woodland will not be a requirement of new residential development however the Council will work with partners and developers to improve the provision that currently exists in Chesterfield through woodland planting and access improvements.	Comment
58	03DLP	Regeneration Priority Areas	RPAs	We welcome the policy's support for developments in Regeneration Priority Areas which "increase trees and tree groups to enhance landscape character."	Noted.	Support

58	04DLP	Regeneration Priority Areas	RPAs	It should also be recognised that there is evidence that urban trees remove large amounts of air pollution and improve urban air quality. This evidence is brought together in the Woodland Trust discussion paper Urban Air Quality (https://www.woodlandtrust.org.uk/mediafile/100083924/Urban-air-quality-report-v4-single-pages.pdf). WT happy to discuss.	The importance of trees in improving air quality is recognised by the authority and Section 5.7 of the plan has been amended to make this link explicit. The existing draft plan details the requirement for a net gain in biodiversity (Policy CS9) and it would be appropriate to add that maintaining and increasing urban tree cover should be a priority where possible in respect of improving air quality within the Borough. CS9 will therefore be amended to state: “protect existing ancient and non-ancient woodland and increase tree cover in suitable locations in the borough to enhance landscape character and air quality.”	Comment
59	01DLP	Homes and Housing	CS10	Support allocation of land West of Hady Lane (H31) Extant outline planning permission (OPP) for residential development granted 8 December 2015 (for 10 low density plots). Development is in line with core local plan policies requiring a minor alteration to greenfield boundary. Access to the town centre, proximity to public transport and schools are highlighted alongside the unobtrusive design of the development. A local centre (Hasland) is within 0.8 miles. Desktop Flood Risk Assessment showed the site was not at direct risk of flooding by rivers or streams and a SuDS is being considered. The sites does not intrude on the Green Belt, Green Wedges and Strategic Gaps. It represents a small loss of a privately-owned green open space. An Ecological Impact Assessment indicates a scheme could viably offer a net positive gain to biodiversity at the site level. The site is technically viable, with no insurmountable technical issues envisaged based on previous development & ground investigations. Minimal highways impact - a DCC consultation supports development with a number of viable access solutions available to connect Hady Lane to the dwellings via the eastern site boundary. The land owner has requested that the land at this location is considered for inclusion as an allocated site for residential development in the updated Draft Local Plan, providing longer term support for the outline planning decision.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making (this process having no impact on the validity of any current planning permission in place).	Support
60	01DLP	Location of Development	CS2	The commitment to promoting healthy lifestyles and opportunities for physical activity aligns with CCG priorities. Distribution of GPs and health centres within the borough is reasonable.	Noted	Support

60	02DLP	Location of Development	CS2	Some of the proposed housing developments are likely to have an impact on existing facilities as some GP surgeries are currently at capacity and are already looking to expand to meet the existing population needs. For 25 dwellings or more all Derbyshire CCGs use the same methodology to estimate the impact of new residential development. Expansion of existing premises and to encourage collaborations of smaller practices is preferred and in line with NHS England policy 'General Practice Forward View'. North Derbyshire CCG and Hardwick CCG intends to make formal requests for developer contributions where it is felt that the development was making demands on local health services. The CCGs will work with the local council to identify which surgeries would be most impacted as a result of the potential additional patients caused by the new residential development.	Noted. Policy CS4 makes provision for contributions to health facilities through planning obligations. The potential for healthcare facilities to be funded via CIL can be investigate in a future review of the council's CIL Regulation 123 list.	Comment
61	01DLP	Policies Map	PS2	Object to the Chatsworth Road District Centre Boundary as currently proposed. Request that the boundary be extended to include the whole of the Perry's Ford Garage Site where Lidl are currently planning to build a new store (successful pre application talks have taken place). The replacement store will add to the vitality of the town centre and provide short stay car parking for both Lidl users and those visiting other shops, encouraging linked visits.	At present the Chatsworth Road District Centre boundary only covers the Northern section of the Perry's Ford Garage site (as this is the customer facing part of the site). As the store would enhance the retail and short stay parking provision within the Chatsworth Road District Centre and complement those already existing within it, it would be appropriate to extend the boundary to include the whole site should the application be permissioned. The red line boundary (see https://publicaccess.chesterfield.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=ON5NMNEPKMV00) shows the full extent of the Perry's garage site which should be included in the District Centre Boundary given the change of use from Sui Generis to A1 Retail. No change will be made to the Chatsworth Road boundary until the outcome of the planning application for the store has been determined.	Objection
62	01DLP	Homes and Housing	CS10	The table includes site H43 as an allocation but it is shown as a reserve site on the consultation policies map.	Noted. This will be clarified in the next version of the Local Plan. Sites will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making.	Comment
62	02DLP	Homes and Housing	CS10	Welcome the inclusion of Brampton Manor as a housing site, the precise number of dwellings will need to be considered at application stage.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making (this process having no impact on the validity of any current planning permission in place).	Support

62	03DLP	Design and the Built Environment	CS18	Would welcome a more direct reference to viability in the policy.	The Core Planning principles set out in the NPPF require that LPAs 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings' (para17) and is clear that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'. A good standard of design should always be sought and the criteria set out in the policy are considered to set out firm basic principles that should be reflected in all development. Viability should not in itself be an excuse for poor design.	Comment
62	04DLP	Policies Map		P 9.14 states that land for HS2 is not safeguarded but the map indicates that it is. P 10.27 implies that the Canal between Mill Green and Staveley is disused and derelict whereas the length as far as Stavely basin has been restored and is in use. There appears to be missing notation on the map for the cross hatched green north of Staveley.	The statutory guidance from HS2 for Local Planning Authorities states that "Where a Safeguarded Direction is taken into account in a Local Plan; it should be represented on the policies map". CBC has taken the view that displaying the route is helpful for perspective developers. P 9.14 was accurate at the time of writing. In line with guidance, the Local Plan P9.14 will be updated to state that "Safeguarding Directions have been made by the Secretary of State for Transport. They are not proposals of the LPA and the routes in question will not be determined through the development plan process. They will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme." P.10.27 will be updated to detail that the canal has been restored and is in use as far as the Staveley basin as follows: "Within the Borough the section of the canal between the Staveley Town Basin and the Borough boundary to the south of Renishaw is disused and derelict. It is proposed that the canal should be restored on its original line wherever possible." The notations for the Local Plan policies are appropriate in this regard as there is no cross hatching in this area. The reference to cross hatching may have arisen because of overlays where the river Corridors layer intersects with another. It is important to highlight areas where policies intersect however we will seek to enhance the clarity of the policies map for the next iteration of the plan.	Objection
63	01DLP	Making Great Places	PS3	Waterside is covered by an allocation for mixed use in the Adopted Core Strategy (July 2013). It is noted that the PS3 policy in the Draft Local Plan does not include "Financial / professional services (A2)". It is requested that this is added to the policy.	AM	Comment
63	02DLP	Making Great Places	PS3	19 dwellings are referenced as complete. Waterside would like to see the wording amended given that development is still on going. It is suggested that specific reference to the number of dwellings be deleted. The paragraph will also need to be updated to reflect the recent planning permissions awarded by the council.	AM	Comment

63	03DLP	Making Great Places	PS3	CWS strongly support the allocation of the site in the new Local Plan under Policy PS3 and note that the wording is similar to that in the Core Strategy. An attached masterplan (approved as part of OUT permission) is designed to capitalise on and restore the site's most valuable assets - River Rother and Chesterfield Canal. The draft policy is in line with the outline planning permission.	Noted.	Support
64	01DLP	Spatial Strategy	CS1	Object to use of Liverpool method for addressing historic shortfall of housing delivery. Would support use of the 'Sedgefield method' whereby the shortfall is addressed within the first 5 years of the plan given it complies with government policies to significantly boost housing supply. Believe method to be contrary to NPPF. Object on the basis that the council has not produced any 'duty to cooperate' evidence that would equate to having considered reasonable alternatives for addressing the shortfall.	The approach to addressing shortfall will be set out in a Housing Topic Paper.	Objection
64	02DLP	Spatial Strategy	CS1	Woodall Homes question the 5 year housing supply which is heavily reliant on the delivery of 610 dwellings at Chesterfield Waterside and the delivery of 44% of the total number of houses identified in the RPAs within the first 5 years of the plan. Believe strategy to be unjustified.	Assumptions on the delivery of sites and trajectory will be set out in a Housing Topic Paper.	Objection
64	03DLP	Homes and Housing	CS11	WH object to the wording of CS11: - Policies on housing mix can impact housing delivery. The lack of qualification in the SHMA signifies a risk of lengthy housing mix negotiations given the relatively low 4 plus bed market home target set out in the SHMA. - Policy wording is vague - how will the council assess the range of dwellings required on individual sites? If intending to use SHMA tables, WH encourage the consideration of how useful they are in guiding housing mix. -Policy does not take into consideration the likelihood that some families may wish to have a spare room for guests / as an office. - There has been no opportunity for the housebuilding industry's knowledge or experience of the local housing market to be taken into account re. Housing mix. Little market perspective is provided in the SHMA. -Given SHMA para 10.30 discourages the use of prescriptive figures and states that the market can sometimes be a more appropriate judge of housing mix, WH recommend that the council removes the first paragraph of CS11. The mix of house types will flow from the allocations identified by the council as part of the plan making process.	Policy CS11 is consistent with national guidance (NPPF paragraph 50) and is sufficiently flexible. The SHMA has been updated and the Local Plan will be amended to reflect any changes in evidence.	Objection

65	01DLP	Spatial Strategy	CS1	Object to Strategic Gaps as leave very little development opportunities left to create attractive and sustainable future housing sites to meet the current and arising needs for the population of the Borough. Believe development can take place south of the A619 east of Brimington without prejudice to the entire SG2 Gap. There is no real perception of a gap along the A619 and therefore development here makes no significant difference to the existing situation.	The Ringwood & Hollingwood gap (B) utilises Chesterfield Road as a strong Northern boundary point and supports the preservation of the separate identities of the settlements of Brimington, Inkersall, Middlecroft and Brimington Common. The boundary of the gap consulted on in the Sites and Boundaries Issues and Options Consultation in 2012/13 included the site, and although an exact boundary has not been set in an adopted plan, strong weight should be given to the recently published review of the Strategic Gaps and green Wedges which is published on the councils' website in which the Ringwood & Hollingwood Strategic Gap has been assessed as meeting three purposes which are congruent with the NPPF: - Maintaining open land between neighbouring settlements to prevent merging and protect the setting and separate identity of settlements. - Supporting the appreciation and wider perceptual benefits of open countryside. - Maintaining existing or influencing form and direction of settlements. The local plan offers a number of housing sites that would encourage development in sustainable locations. Sufficient land is available outside the Green Belt, Green Wedges and Strategic Gaps to deliver the borough's OAN and allow for flexibility.	Objection
65	02DLP	Spatial Strategy	CS1	Given failure to meet the previously set housing targets, a wider range of housing sites should be used to stimulate market interest and meet housing growth. Limiting sites via SGs fails to boost the supply of housing in accordance with the NPPF. Option (3) will suffer from a lack of flexibility in terms of the finding of potential reserve sites given the overly restrictive green gap designations. Housing targets should be viewed as minimum figures. Would like to see further cooperation with SCR by proposing housing sites aimed at meeting that areas needs in full if adjoining authorities cannot meet their own requirements. Do not consider protecting sustainable housing locations outside the green belt to be sustainable.	The local plan offers a number of housing sites that would encourage development in sustainable locations. Sufficient land is available outside the Green Wedges and Strategic Gaps to deliver the borough's OAN and allow for flexibility. CBC is working with other adjoining authorities throughout the local plan preparation process as part of the Duty to Cooperate. A Land Availability Assessment is currently underway which will aid the determination of which sites are to be taken to the next stage of the planning process. It is acknowledged that further work is required on the mix of reserve sites, how to phase and what triggers would be, and any monitoring required.	Objection

65	03DLP	Homes and Housing	CS10	Object to the policy CS10 The 952 units on reserve sites are not considered to offer a wide enough potential pool of sites in terms of size and location which may be attractive to the market. Recommend adding the site at Ringwood Road to assist in achieving the housing target as either an allocation or a reserve site. Do not consider protecting sustainable housing locations outside the green belt to be sustainable.	The land South of Ringwood Road was submitted through the Call for Sites and as such has undergone analysis through the Land Availability Assessment. The site did not appear on the draft Local Plan owing to the significant adverse impact the site would have on the strategic gap. The boundary of the strategic gaps were consulted on in the Sites and Boundaries Issues and Options Consultation in 2012/13 and although an exact boundary has not been set in an adopted plan, strong weight should be given to the recently published review of the Strategic Gaps and green Wedges which is published on the councils' website. It is acknowledged that further work is required on the mix of reserve sites, how to phase and what triggers would be, and any monitoring required.	
66	01DLP	Green Infrastructure and Biodiversity	CS9	Often less obvious sites can be of particular importance to key butterfly species that are more sedentary. These sites that may be under threat of development or lack essential habitat management. The Staveley and Rother Valley complex is of particular importance owing to the 'Open Mosaic Habitat' which as per the BAP should be maintained in situ wherever possible. Four 'BAP butterfly' or 'NERC species' are represented in the Chesterfield Borough. The Staveley and Rother Valley complex holds key butterfly species. The loss of prime habitat for the BAP species dingy skipper and small heath, together with other rough grassland uncommon species such as common blue and brown argus, requires the retention of remaining areas that sustain these key species and compensation areas established. There must be no net loss of the butterfly populations and diversity. On-going, specialised management is recommended in order to sustain the correct habitat and avoid vegetation succession leading to the demise of the site in terms of its suitability for the key butterfly species. Recommend to secure via condition. The areas in red are to be developed and EMBC suggest that modest areas of suitable habitat are retained and managed within these areas. The area in green is perhaps not to be developed and EMBC recommend it be retained and managed for butterflies. Unsure of yellow area's development status but note it is worthy of retention and management for butterflies.	Noted, a further objective 'n' relating to the creation of open mosaic grassland has been added to the policy in response to concerns raised by Derbyshire Wildlife Trust. The detailed information provided will be noted and can be taken into account as part of any planning application process.	Comment

66	03DLP	Green Infrastructure and Biodiversity	CS9	Hartington Pit has been or is the subject of reclamation and the provision of compensation land for biodiversity. We recommend strongly that the areas within the Hartington site intended for conservation and the aforementioned compensation sites are fully assessed against the original intention of providing habitat for the key butterfly species lost to the open mosaic at the Hartington site. It is important that action is taken to ensure the biodiversity and associated butterfly objectives are being met and that management plans are in place and resourced to sustain all such sites indefinitely.	Planning permission has been granted for the redevelopment of the Hartington Tip site subject to a series of planning conditions and obligations relating to the conservation and enhancement of habitats.	Comment
67	01DLP	Homes and Housing	CS10	Objects to excluding land off Loundsley Green Road, Chesterfield as a housing allocation. Outline planning consent for 14 dwellings has recently been granted on this site and client is already in advanced discussions regarding its sale to local developers. Recommend the council regard the site as being suitable and immediately available for housing and deliverable early within the plan. Recommend designation within the Local Plan.	The site should be shown if it has passed the necessary LAA stages and will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making.	Objection
67	02DLP	Homes and Housing	CS10	No objection to the proposed housing allocation at Linacre Road, Chesterfield (or to the inclusion of Ashgate Plantation within the Holme Hall RPA designation), but remains keen to ensure that the implications of any future development on land directly adjoining client's site are considered at an early stage.	Noted. Policy LP1 ensures that development respects the constraints of the area, is sensitive to the adjoining open countryside and existing residential communities.	Comment
67	03DLP	Regeneration Priority Areas	RPAs	Recommend criterion v of the policy section relating to Holme Hall RPA to include the requirement for any development to provide an appropriate (and secure) fence along those boundaries of the proposed housing site bordering Ashgate Plantation in addition to any buffer. Alternatively the relationship between the development and Ashgate Plantation could be more positively managed by integrating the woodland within the wider Masterplan for the site, providing Green infrastructure, improved pedestrian links/connectivity through and around the development site and wider RPA designation. Opportunity to use the integration of Ashgate Plantation to offset some (on site) open space requirements, to maximize the number of dwellings that could be accommodated within the housing allocation. Efficiencies could also usefully provide the means for the long-term protection/woodland management (enhancement) of this site which could involve local schools through S106 agreement.	Ashgate plantation is a local wildlife site and is protected as such. Agree to suggested change to criteria v of LP1 Holme Hall to reference boundary treatment.	Objection

67	03DLP	Regeneration Priority Areas	RPAs	Support the requirement in draft Policy LP12 to "provide for an appropriate buffer to minimise and mitigate any adverse impacts upon Ashgate Plantation Local Wildlife Site". Client continues to experience persistent problems of local trespass, tipping and vandalism and would not wish these to be exacerbated by future development (via increased resident footfall in close proximity to the woodland) on the directly adjoining land.	Noted.	Support
68	01DLP	Regeneration Priority Areas	RPAs	CST supports the continued inclusion of Mastin Moor and Barrow Hill as Regeneration Priority Areas (RPAs).	Noted	Support
68	02DLP	Spatial Strategy	CS2	CST objects to the detailed boundaries of the proposed Strategic Gap between Ringwood and Hollingwood (SG2), specifically its inclusion of land to the immediate east of Troughbrook Road, Hollingwood. Believe that the western boundary of the SG has not been defined along the most appropriate or suitable boundary, having regard to the purposes for which land is to be included within the Strategic Gap. Extension of the Strategic Gap designation up to eastern edge of Troughbrook Road is at odds with the Council's acceptance of development at Pondhouse Farm and generally along the eastern side of Troughbrook Road. Believed that the designation should be amended so as to exclude the former farmstead (buildings and yard areas) known as Pondhouse Farm in its entirety along with a modest area of paddock that is located to the immediate south of the farmstead and east of Troughbrook Road (see attached plan) as the paddock itself is not definitive in providing an appreciation of the wider countryside.	The Pondhouse Farm site is subject to further assessment as part of the LAA process and a decision will be taken on this following the conclusion of this process.	Objection
68	03DLP	A Changing Climate	CS5	CST supports the identification of 'Area[s] Identified as Suitable for Wind Energy Development' on the Policies Map and Policy CS5's general updating so as to be consistent with revised national guidance. Some of the areas identified as 'suitable for wind energy development' include land owned by CST. In principle, CST supports the generation of energy by wind power, though it recognises that a wide range of constraints need to be considered at any specific location where new wind turbines may be proposed.	Noted	Support
68	04DLP	Green Infrastructure and Biodiversity	CS9	As set out above in relation to Policy CS1, CST objects to the detailed boundaries of the proposed Strategic Gap between Ringwood and Hollingwood (SG2).	The Pondhouse Farm site is subject to further assessment as part of the LAA process and a decision will be taken on this following the conclusion of this process.	Objection

68	05DLP	Homes and Housing	CS10	CST supports the proposed allocation of site H62. Believe that the boundary of the proposed allocation should however be amended to incorporate additional land as presently it excludes immediately adjacent existing developed land that could also be redeveloped for residential use, along with other land that also offers significant development potential. The exact boundaries of the proposed H62 allocation, as show on the proposed Policies Map, are unclear in-so-far as they are partly obscured by the site reference number. The boundary of the proposed allocation should be extended to include all of the existing buildings and associated yard areas. The proposed allocation boundary should also be extended (in accordance with the attached plan) to include the paddock area located to the immediate south of the farm buildings. That area has been included within the proposed Strategic Gap SG2 designation.	The Pondhouse Farm site is subject to further assessment as part of the LAA process and a decision will be taken on this following the conclusion of this process.	Objection
68	06DLP	Making Great Places	PS5	CST supports the continued identification of the Staveley and Rother Valley Corridor as a Strategic Site within a housing allocation of 1,500 dwellings.	Noted	Support
68	07DLP	Regeneration Priority Areas	RPAs	CST supports the continued identification of Mastin Moor as a Regeneration Priority Area (RPA); however the housing potential (400) underestimates the development potential of land at Mastin Moor that is within the control of CST. Masterplan-led proposals (subject to community consultation in 2016) clearly identify that at least 600 dwellings could be delivered within the designated area, improving regeneration benefits, as sought by the Local Plan. OUT application soon to be submitted which is in line with the LP.	Support noted. Policy LP1 allows for the proposed amount of housing (the amount that was tested through the Core Strategy evidence) and allows for this to be exceeded if the landscape and infrastructure impacts are acceptable and if the additional growth is needed to secure regenerations benefits as demonstrated through a viability appraisal.	Objection
68	08DLP	Homes and Housing	CS11	The reduction of the threshold for affordable housing is questioned given the expression of a preference without viability testing given this change may impact upon the delivery of residential development sites placing additional burdens on developers.	The proposed threshold follows recent government guidance and is being tested through a whole plan viability appraisal and the results will inform the next stage of the Plan.	Objection
68	09DLP	Homes and Housing	CS11	The principle of improved accessibility and adaptability within housing stock is supported but this can only be achieved if development remains viable. Without evidence as to the viability of this policy choice it is not possible to express an informed view as to whether it is an appropriate choice or not. CST therefore reserves its view on this policy matter.	The proposed policy is being tested through a whole plan viability appraisal and the results will inform the next stage of the Plan. CS11 also allows for flexibility with any requirements being subject to viability which can assessed on a site basis.	Objection

68	10DLP	Jobs Centres Facilities		Recognition within Policy CS13 of the important role that the Staveley and Rother Valley Corridor will play in the provision of employment land development is welcome. Support within Policy CS13 for farm and rural diversification developments is welcome. Across CST's farmed estate, there is an ongoing need to modernise and take advantage of scale economies and action to diversify and convert to alternative uses, including both employment and residential uses.	Noted	Support
68	11DLP	Tourism and Visitor Economy	CS14	CST welcomes recognition within Policy CS14 of the role that tourism development can play in supporting rural diversification. Redundant or otherwise underutilised farm buildings can be suitable for conversion and re-use for tourism-related uses.	Noted	Support
68	12DLP	Jobs Centres Facilities	CS15	CST supports the inclusion of new Local Centres at Mastin Moor and the Staveley and Rother Valley Corridor within the Hierarchy of Centres.	Noted	Support
68	13DLP	Design and the Built Environment	CS18	The preferred option of linking percent for art to 'development value' rather than to 'development costs' as in the Core Strategy is questioned. If the same percentage target is used, for any one scheme this would lead to an increased level of contribution being sought. This is because 'value' will always be higher than 'cost' (unless a scheme has been developed at a loss). The Council may therefore need to seek a lower percentage contribution target, but this could still yield as high a monetary contribution as under the previous approach. Recognition that regard must be given to overall viability is welcome.	Noted. Suggest amendment to policy wording as follows: '…and maintenance of public artwork, subject to viability, secured by a legal...'. This aspect of CS18 may need to be revised based on new viability evidence.	Objection
68	14DLP	Design and the Built Environment	CS18	Paragraph 8.7 refers to 'the council…preparing a Residential Design SPD jointly with North East Derbyshire, Bolsover and Bassetlaw District Councils'. Unless a new SPD is being developed, this would seem to be an error, as the Residential Design SPD was adopted on 24th July 2013, when the Core Strategy came into effect.	Noted. Revision to paragraph 8.7 required.	Objection
68	15DLP	Design and the Built Environment	CS18	Formatting error in Policy CS18: 'Development will be expected to:' should not be bullet point '(a)' but rather form the start of the second paragraph, introducing the list of requirements. Despite the consultation document expressing the Council's preference to change the 'percent for art' requirement to link to development 'value' rather than 'cost', Policy CS18 under 'Percent for Art' still refers to '…the council will seek to negotiate up to 1% of the total development cost of the scheme for the design, installation and maintenance of public artwork….'. This is confusing and should be clarified.	Noted. Revisions to policy CS18 required.	Objection

68	16DLP	Historic Environment	CS19	Objects to described timeframe for a Local List of Heritage assets with both the LP. It is also noted that the Council's website is also substantially out of date on this matter. Paragraph 8.18 refers to 'English Heritage'. Its role in the context described has been superseded by Historic England. The lack of any published criteria as to how the assets are to be identified and assessed, the role that landowners will have in the process of inclusion (or not) on the list and the overall decision making process is of concern. Policy CS19 would affords a significant level of protection to 'non-designated heritage assets of local significance, set out in and referred to as The Local List' which will significantly impact on opportunities for their use and / or redevelopment. Recommend that any selection process is open, informed and subject to scrutiny.	An updated timetable will be provided. References to 'English Heritage' will be updated.	Objection
68	17DLP	Travel and Transport	CS21	The continued safeguarding of land for the Chesterfield-Staveley Regeneration Route (CSRR) between Rother Way on the A619 and Bilby Lane is welcome. Safeguarding of land for the Staveley Northern Loop Road Phase 2 is also welcome. Funds that may be used for the latter may however be more beneficially invested in delivering other sections of the CSRR through the SRVC. CST would urge the Council to keep that matter under review.	Noted	Support
68	18DLP	Regeneration Priority Areas	RPAs	CST supports LP1 as it supports the principle of and provides guidance on what form of development will be acceptable within RPAs. Development proposals being prepared by CST on land within the Mastin Moor Regeneration Priority Area would comply with the criteria set out in Policy LP1.	Noted	Support
68	19DLP	Regeneration Priority Areas	RPAs	The intent of criterion (v) in respect of the Mastin Moor RPA could be made clearer. The criterion makes reference to 'the pumping engine', which no longer exists. The criterion suggests that building design should reflect the 'tramway'. The location of buildings could perhaps have regard to the historic location of the tramway, but not the design of the building itself. Criterion (v) could be amended to read as follows: 'Promote design that positively contributes to the surrounding area, responding to and reflecting local heritage features in the design and location of new buildings where relevant, including the historic pumping engine and tramway.'	Agree to suggest wording with the exception of 'assets' rather than 'features'.	Objection

68	20DLP	River and Canal Corridors	Canal Corridors	Support Policy LP2 Chesterfield Canal. Recognition within paragraph 10.30 that the Staveley and Rother Valley Corridor offers 'an opportunity….north of the canal adjacent to Works Road for canal related commercial activity as part of the wider regeneration of this corridor' are in line with CST proposals.	Noted	Support
68	21DLP	Making Great Places	PS5	Amendments to 'p provide more detailed guidance for the determination of planning applications following on from the decision not to pursue a separate Area Action Plan' is welcome, along with updates to reflect proposals by HS2 to locate an Infrastructure Maintenance Depot on the site. Development proposals being prepared by CST for land within the SRVC, working with other landowners, are consistent with the policy.	Noted	Support
68	22DLP	Making Great Places	PS5	Object to reference of a reinstatement of the Works Road Canal Wharf. No reinstated canal link is proposed within that part of the site. The proposed marina would however reinstate a section of the historic alignment of the canal. The policy should be amended to provide general support to canal-related development including a new marina. On the second bullet point of the 'Hall Lane Character Area – Key Objectives' the words 'eastern end' should be deleted – housing development would be located at the western end of that Character Area, close to Barrow Hill and / or Works Road. On the proposed Policies Map, land to the east of Works Road and north of the Chesterfield Canal is included within the Chesterfield Canal designation. It is unclear if designation of that approximately triangular shaped piece of land is intended to reflect the '[r]reinstatement of the former Works Road canal wharf' referenced within Policy PS5 or indicate support for canal-related development within that land parcel. It is not however the location of the historic canal wharf or the location proposed by CST for a new marina.	Wording for the Works Road Character Area amended to "Canal-related commercial activity including food and drink uses (A3 and A4) and employment (B1), including provision for moorings, in the location of the former canal wharf to the east of Hollingwood Lock" to allow for more flexibility. Noted, reference to the "eastern end" of the Hall Lane Character Area has been deleted.	Objection
69	01DLP	Homes and Housing	CS10	Vital protected green area with protected species. Site has mains sewer drain, single track access and no safe pedestrian area. Services cannot accommodate further building.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making.	Objection
70	01DLP	Homes and Housing	CS10	Support reserve sites at Dunston.	Support Noted.	Support
70	02DLP	Homes and Housing	CS10	Support reserve sites at Dunston.	Support Noted.	Support
70	03DLP	Homes and Housing	CS10	Support reserve sites at Dunston.	Support Noted.	Support
70	04DLP	Homes and Housing	CS10	Support reserve sites at Dunston.	Support Noted.	Support

70	05DLP	Homes and Housing	CS10	Request land at Fields Farm Newbold to be included as part of reserve site designation.	Need to contact Agent to confirm whether the parcel of land in question is in the same ownership as the neighbouring site(s). Sites (including Reserve Sites and RPAs) in the Draft Local Plan are potential sites and will be subject to further assessment before being taken through to the next stage of the plan where sites sufficient to meet the OAN will be proposed.	Comment
71	01DLP	A Changing Climate	CS5	Object to proposed windfarms due to visual impact, impact on wildlife and noise.	Concerns noted, but no change required. Policy CS5 is sufficiently robust to ensure that any impacts are acceptable. Policy is consistent with the NPPF.	Objection
71	02DLP	A Changing Climate	CS5	H19 - Object to site due to proximity to Glasshouse woods and impact on wildlife.	Concerns noted, but no change required. Policy CS5 is sufficiently robust to ensure that any impacts are acceptable. Policy is consistent with the NPPF.	Objection
72	01DLP	Vision		Great deal has changed since publication of Core Strategy (e.g. Brexit, HS2). Object to lack of public consultation on strategic vision and strategic issues and options.	The vision and strategic options and issues were fully consulted on as part of the Core Strategy, which was adopted in 2013. It is accepted that there have been changes since then, and those changes that are relevant to the Local Plan have been reflected in the proposed amendments. The updated SHMA takes account of Brexit on population projections.	Objection
72	02DLP	Regeneration Priority Areas	RPAs	LP1 does not adequately safeguard the separate identity of Woodthorpe. The proposed houses will be closer to Woodthorpe than Mastin Moor and mainly within the Woodthorpe LSOA.	Criteria x of Policy LP1 Mastin Moor (Maintaining the distinct identities and settings of Mastin Moor and Woodthorpe through the use of landscaping and open space) is considered sufficiently robust and detailed.	Objection
72	03DLP	Spatial Strategy	CS1	There is a need for a strategic gap to the east of Woodthorpe. The A619 and stream create strong boundaries for a strategic gap.	The evidence (ARUP Review of Green Wedges and Strategic Gaps 2016) does not support a Strategic Gap in this location.	Objection
72	04DLP	Spatial Strategy	CS1	The strategic gap boundary should be the western boundary of Woodthorpe in the same way boundaries have been sited to prevent expansion of Brimington and Tapton. The gap (north of Bridle Road area) should not be reduced. This area contains old quarry and woodland that support local biodiversity.	The boundary is proposed as recommended by the ARUP report (paragraph 8.3.5) which advises that in order to strengthen this Strategic Gap, the land to the south of the consented residential built form and west of Spencer Avenue should be excluded to reduce the indented nature of this boundary. The boundary would then be defined by a copse of trees, and would create a defensible and logical western boundary which helps the Strategic Gap support Purpose 3.	Objection
72	05DLP	Spatial Strategy	CS1	Object to omission of Green Belt review given need to cooperate with neighbouring Sheffield, Bolsover and North East Derbyshire councils.	The NPPF states that "Once established, Green Belt boundaries should only be altered in exceptional circumstances" (para 83). It is not a requirement to review the green belt as part of the preparation of a Local plan. The borough's growth can be met without requiring intrusion into the green belt, as evidenced by the council's Land Availability Assessment. It is not considered necessary or appropriate to carry out a review of the green belt.	Objection
73	01DLP	Vision		Endorse general policy objectives.	Noted	Support

73	01DLP	Homes and Housing	CS10	Objects to the site (H40) being used for residential development given the serious impact on the environment, infrastructure and recreation. Environmental Site is a greenfield area used by many villagers and tourists for recreational purposes alongside cyclists, horse riders and dog walkers. Building would jeopardise this and diminish views into EH protected Westwood. Concerns re. protection of biodiversity and green infrastructure as indigenous natural species are apparent in this untouched natural habitat. Bats, foxes, badgers, rabbits, voles, field mice etc as well as variety of specific British natural woodland birds and insect life, butterflies have been seen. Site was designated as Public Open Space on the previous Local Plan. Now a stronger case to protect as adjacent land to the east (former allotment gardens – field no. 2386) has been planted with a variety native broadleaf trees about 20 years ago to form new woodland to increase biodiversity - now designated as a 'developing woodland' (SBwood38) on the new Local Plan. Construction works and subsequent residential use of this field could drive out animal life. Biodiversity assessment is required. Traffic generation / Public Highways It would generate traffic to unreasonable & untenable levels on the surrounding residential streets. A site of 38 dwellings could potentially double vehicles using the Public Highways. Concern re. impact on Brooke Drive, Westwood Lane and Lodge Close. Environmental aspect of air pollution and noise levels must be considered alongside maintenance (concerns re. potholes). Already issues surrounding access and blockages if delivery vehicles of a certain size or tonnage have to deliver in these areas. Concerns re. Manor Road Brimington Common & traffic accommodation and gridlocking. Brooke Drive & Westwood Lane already suffer traffic aiming to avoid certain stretches of Manor Road. Highway safety would need an assessment and report from a Derbyshire County Council Highways Department Engineer. Brooke Drive, Westwood Lane and Lodge Close are used frequently by cyclists, horse riders, ramblers and pedestrians as a through route to the Trans Pennine Trail and Westwood's. Public safety issues (- in particular Horse Riders). Current traffic levels are already unsafe to a degree as Westwood lane does not have any public causeways. If a serious incident would happen to occur - what guarantees of protected legislation would we have under the Road Traffic Act? Infrastructure Current local amenitieare under strain from increased population and requirements. Manor Rd Infant school would not be able to accommodate additional students. Local Doctors and Dental practices are always over occupied with maximum capacity levels. What strain on local amenities would the extra proposed dwellings generate?	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

				There are ~ three other areas along Manor Road, Brimington already been marked on the Borough Plan for residential development – areas with a projected development potential of over 470 dwellings in total over the next 5 years. Manor Road would become impassable. Cosmetic Westwood Lane and Lodge Closare predominantly single Storey dwellings built at a density of ~ 8 per acre – with front and rear gardens of reasonable size. Building 38 two Storey houses on a field of just 0.9 ha is not compatible with adjacent building density and styles - especially as this development would be particularly prominent as it is 'breaking out' from the existing residential area into open agricultural land when viewed from immediately adjacent footpaths and bridleway/cycle route. Agreement also make future applications on adjacent agricultural land, particularly to the west of this field, more difficult to refuse. Humanity/ Legacy Need to preserve areas of natural habitat and countryside for future generations and enjoyment. There are other more suitable regeneration areas such as old industrial sites, old colliery sites, common wasteland from o		
73	02DLP	Strategic Objectives		Endorse general policy objectives.	Noted	Support
73	03DLP	Spatial Strategy		Endorse general policy objectives.	Noted	Support
73	04DLP	Infrastructure Delivery		Endorse general policy objectives.	Noted	Support
73	05DLP	A Changing Climate		Endorse general policy objectives.	Noted	Support
73	06DLP	Environmental Quality	CS8	Query whether Chatsworth Road and Derby Road (between Lordsmill Street roundabout and Langer lane) should be considered as Air Quality Management Areas.	Noted. Policy CS8 has been updated to take account of existing and future Air Quality Management Area designations.	Comment
73	07DLP	Homes and Housing	CS10	Hope that the reserved sites are only used in the last resort. If possible land at Dunston should not be developed. Other sites should be used before rural land.	It is acknowledged that further work is required on the mix of reserve sites, how to phase and what triggers would be, and any monitoring required.	Comment
73	08DLP	Jobs Centres Facilities	CS15	Support policy objectives. Important to get more visitors to spend time in town. Empty market stall areas could be used for live entertainment to increase footfall and spending.	Policy objectives support noted.	Comment
73	09DLP	Design and the Built Environment	CS18	Need to conserve historic buildings including the black and white buildings of the 1920s/30s. The remaining gardens around the Town Hall should be retained and enhanced. New Buildings should complement existing stock and avoid transient fashion e.g. flat roof design of medical centre on Ashgate Road. Suggest information board in the town centre showing the Roman Fort location.	There is no policy that is specific to the black and white buildings.	Comment

73	10DLP	Historic Environment	CS19	Should designate a Conservation Area to protect the Victorian residential area of Lower Newbold. Should consider future treatment of whole area between West Bars and Sheffield Road.	The Local Plan does not designate Conservation Areas, which are dealt with through a separate process. However this comment will be passed to the Council's Conservation Officer for consideration	Comment
73	11DLP	Travel and Transport	CS21	Support link between Hollis Lane and station.	Support Noted	Support
73	12DLP	Making Great Places	PS1	Hope that Corporation street can become main approach to station from town. Widening bridge over A61 would improve its appearance. Need to solve problem of derelict hotels (Clifton Hotel and Chesterfield Hotel) in this area. Need to solve problem of commuter parking in residential areas around the station. The station surface car-park should be converted into a two-storey car-park.	Noted. Policy PS1 will be revised to reflect the HS2 growth Strategy.	Comment
73	13DLP	Travel and Transport	CS20	Bus services to station should be improved, including a direct link between Chesterfield and Chatsworth.	Bus services are outside the control of Local Plan process.	Comment
73	14DLP	Major Transport Infrastructure	CS21	Support Chesterfield-Staveley regeneration route, but it should not prejudice full restoration of the canal.	Comments noted.	Support
73	15DLP	Regeneration Priority Areas	RPAs	Support RPAs. Important that DCC improves the schools serving these communities.	Support noted.	Support
73	16DLP	River and Canal Corridors	Canal Corridors	Support restoration of canal.	Support noted.	Support
73	17DLP	Making Great Places	PS1	Suggest release of some land in Northern gateway for housing, by extending site currently Allen & Orrs timber yard. Suggest new circular multi-storey car park within Donut roundabout area, and demolish old multi-storey carpark and use the land for housing. Support former NEDDC offices as potential housing site for a landmark scheme based on The Terrace on Saltergate.	The Allen & Orr Timber Yard will be the subject of further investigation as part of the LAA process. The council is currently in the process of procuring the replacement of the Saltergate MSCPl. The council is in pre-application discussions regarding the potential redevelopment of the former NEDDC offices.	Comment
73	18DLP	Making Great Places	PS1	Suggest comprehensive redevelopment scheme improving access to station, increasing car parking, enhancing corporation street and restoring or replacing the Chesterfield Hotel. Markham House should be redeveloped.	Policy PS1 and the Chesterfield Town Centre Masterplan aims to facilitate the suggestions mentioned. It should be noted that the Chesterfield Hotel and Markham House are within private ownership. Any development proposals relating to these sites, would need to meet the relevant policy criteria of the Local Plan.	Comment
74	01DLP	Homes and Housing	CS10	OBJECT to allocation of land at Lodge Close for Housing Objections form highways authority	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

74	02DLP	Green Infrastructure and Biodiversity	CS9	Site (H40) should be included in the Strategic Gap between Brimington/Brimington Common and Inkersall	The site (H40) is on the south west edge of the proposed Ringwood and Hollingwood strategic gap (Brimington Common). Strong weight should be afforded to the recently published review of the Strategic Gaps and green Wedges which is published on the council's website. The site was subject of a recent planning application (CHE/16/00683/FUL) and it was considered that the proposed development was unlikely to have a negative impact on the function of the Strategic Gap despite its role in creating a strong durable boundary around the development site (particularly to the western side). The site (H40) will continue to be assessed for suitability through the Land Availability Assessment. The site was subject of a recent planning application (CHE/16/00683/FUL) and it was considered that the proposed development was unlikely to have a negative impact on the function of the Strategic Gap despite its role in creating a strong durable boundary around the development site (particularly to the western side). The site (H40) will remain outside of the Strategic Gap.	Objection
75	01DLP	Vision		supports the identification in paragraph 1.13 that mineral resources should be protected from unnecessary sterilisation Surface coal resources are prevalent across the entire borough the relationship between the Local Plan and wider policy frameworks, including the Derby and Derbyshire Mineral Local Plan should be clearly identified	Support noted. Agree paragraph to be added to clarify wider policy framework in relation to mineral resources.	Comment
75	02DLP	Environmental Quality		supports the identification that Chesterfield borough may have areas of unstable land as a consequence of past coal mining activity	Noted.	Support
75	03DLP	Environmental Quality	CS8	Supports requirement for desk top survey and where appropriate phase II study for development on land which is suspected of being unstable Support requirement a programme of remediation to be agreed prior to implementation of any planning permission on unstable sites. The policy is in accordance with the NPPF	Support noted.	Support
76	01DLP	Vision	CS1	Opposed to use of greenfield sites for building (wishes them to be preserved for wildlife). RPAs will suffer further deprivation from building if development dwarfs the original village and changes its identity.	Some greenfield development is necessary to meet housing needs over the plan period. Policy LP1 will ensure that development respects the constraints of the area and is sensitive to the adjoining open countryside and existing residential communities.	Objection
76	02DLP	Homes and Housing	CS10	Opposed to use of greenfield sites Wishes to clarify whether RPAs are to be used irrespective of the reserve sites.	Some greenfield development is necessary to meet housing needs over the plan period. RPAs are a focus for regeneration and growth (as established in the Core Strategy) regardless of the policy position on Reserve Sites.	Objection

76	03DLP	Regeneration Priority Areas	RPAs	Objects to development of a greenfield site (Duckmanton RPA) as: - too large - risk of reducing existing village into a ghetto area - destruction of habitats - change from rural - suburban (identity change) - increase in traffic - problems in village need tackling in other ways.	Concerns noted. Development in the RPAs must be of a scale that is appropriate for the area whilst ensuring a sufficient regeneration benefits. The Local Plan will protect biodiversity (CS9) and ensure that traffic impacts are acceptable (CS20).	Objection
76	04DLP	Travel and Transport	CS20	Increase in housing in RPAs will create traffic issues. Residential areas along Rectory Rd and Duckmanton Rd will be affected adversely. Already congested at busy times, as is the Bolsover - Chesterfield Rd itself.	The Local Plan will ensure that traffic impacts are acceptable (CS20). Policy LP1 (v) Duckmanton requires that development proposals deliver highway and pedestrian improvements at Tom Lane and Duckmanton Road.	Objection
77	01DLP	Homes and Housing	CS10	Questions the requirement for 4629 homes when the number of people is estimated to rise by 6600 (6%). The demographic split shows the 85+ age group increasing by 3700 (56%) - most of these are likely to be in homes so there will be a lower housing requirement. RPA areas and Reserve sites are not required in light of this.	The updated SHMA uses most recent population projections and a methodology that follows national guidance to derive a dwelling figure. The updated SHMA also takes account of the need for specialist housing for older people. The next version of the Plan will reflect the updated SHMA.	Objection
77	02DLP	Environmental Quality	CS8	Traffic pollution is already unacceptable (note Brimington AQMA) Other areas need consideration and action - e.g. Chatsworth Road, Derby Road, Markham Road, etc. Where is the action plan for Brimington, Church Street?	Noted. Policy CS8 has been updated to take account of existing and future Air Quality Management Area designations. The Brimington AQMA has been declared, and the action plan is currently being prepared by CBC Environmental Services in consultation with DCC and will be published in due course.	Objection
78	01DLP	Homes and Housing	CS10	Object to use of Westwood Lane and Brooke Drive for access - too narrow and lack of pavements (pedestrian safety concerns). Schools & Doctor's surgeries are full - development would mean additional strain on services. The sewerage system requires improvement. Habitats would be destroyed if the land was developed, would like to see these protected.	This site will be subject to further assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making	Objection

79	01DLP	Making Great Places	PS5	A significant factor in bringing forward the land to the east of Works Road (the former chemical works – “the site”) is delivering the ground remediation for the protection of human health and controlled waters. Confident that the vast majority “the site” can be suitably remediated, it’s just a question of time and cost. The nature of the former activities (iron, coke, chemicals) and the proposed use of a significant proportion of the land for the HS2 IMD lends “the site” towards future employment use. Remediation to a residential standard is not impossible, but given the need for employment land we would agree “the site” would be well suited.	Noted	Comment
79	02DLP	Making Great Places	PS5	Early master planning is recommended in order to advise current and near future remediation projects and also to offer the opportunity to optimise the layout and remediation requirements. This has the potential to reduce overall costs and speed up delivery.	Noted	Comment
79	03DLP	Making Great Places	PS5	The proposed IMD now appears to be a reasonable fit for the site. The very important spine road needed to support the SRVC plan can and must still be accommodated. Given talk of using the IMD as a construction site for the east leg of HS2, early master planning is required. The 60 acres proposed for the HS2 depot would require several years to deliver the stages of remediation.	Noted, further commentary is to be added to this section following confirmation of the safeguarded land required for HS2.	Objection
79	04DLP	Strategic Objectives		Object as incorrect. All activities on the former chemical site (PS5) have now gone. All hazardous substances have been removed. There is no requirement for a Hazard Referral Zone. Appropriate steps should be taken to rescind this.	Noted, this has been passed on to the consultants undertaking the SA to be updated. The process of removing the referral zone is now underway.	Objection
80	01DLP	Strategic Objectives		Strategic Objective S11 is supported which seeks to ensure that the Green Belt of the Borough will be maintained and enhanced.	Noted	Support
80	01DLP	Spatial Strategy	CS10		Duplicate Record	Objection
80	02DLP	Strategic Objectives		Support the addition of a specific Strategic Objective 13 to enhance health and wellbeing, which is translated into the Vision	Noted	Support
80	03DLP	Spatial Strategy	CS1	The overall spatial strategy of concentration and regeneration set out in Policy CS1 is fully supported as the most appropriate and sustainable growth strategy for the Borough to adopt in the LPCD.	Noted	Support
80	04DLP	Spatial Strategy	CS1	The continued identification of Regeneration Priority Areas (RPAs) is fully supported.	Noted	Support

80	05DLP	Spatial Strategy	CS1	The housing provision requirement for the Borough of 4,629 new homes over the period 2016 to 2033 (272 per annum (pa)) is supported in principle, as it would meet the full objectively assessed housing needs (OAHN) of 244 dwellings pa in the Borough over the Plan period based on extensive evidence in the North Derbyshire and Bassetlaw Strategic Housing Market Assessment 2014 (SHMA). DCC's Officers consider that the SHMA is a very robust piece of evidence.	Noted	Support
80	06DLP	Spatial Strategy	CS1	The specific identification of Markham Vale and the Staveley and Rother Valley Corridor as key employment areas in Policy CS1 is fully supported.	Noted	Support
80	07DLP	Spatial Strategy	CS1	As more than sufficient land has been identified in the LPCD to meet the Borough's future housing and employment land needs on brownfield and greenfield sites outside the Green Belt, the policy approach to Green Belt in Policy CS1 is fully supported, which seeks to ensure that the existing Green Belt in the Borough will be maintained and enhanced.	Noted	Support
80	08DLP	Spatial Strategy	CS1	Strategic Gaps and Green Wedges are considered to play an important and complementary role to the Borough's Green Belt in providing a more localised function of preventing the coalescence of neighbouring settlements such as between Brimington and Tapton; Ringwood and Hollingwood; Lowgates / Netherthorpe/ Woodthorpe and Mastin Moor; and Old Whittington and New Whittington. Green Wedges play important roles in providing access to the countryside from urban areas and contributing to good health and wellbeing. The continued definition of Strategic Gaps and Green Wedges in the LPCD is therefore fully supported as set out in Policy CS1.	Noted	Support
80	09DLP	Spatial Strategy	CS1	CBC's Strategic Housing Requirement Review Paper (SHRR) sets out more detail to justify the LPCD's housing provision requirement. However, it is considered that the approach to calculating shortfall may not be wholly robust and may require further consideration by CBC. This is because the LPCD covers the period from 2016 to 2033. Importantly, the Adopted LPCS covers the period from 2011 to 2031. It is considered that CBC should give further consideration to this issue, particularly to be satisfied that the adopted approach set out in the SHRR is robust and will stand up to scrutiny at the Examination in Public of the Local Plan in due course.	The updated SHMA will provide a consistent baseline for the Local Plan and for considering any shortfall. This will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
80	10DLP	Spatial Strategy	CS1	As CBC's SHMA was published in 2014, it may not have considered the potential impacts of HS2 on the Borough's future housing needs. Although HS2 is not scheduled to be complete until 2033, which coincides with the end of the Local Plan period, it is possible that demand for new housing may increase in the Borough in the years up to 2033 on the back of the town being served by HS2. It is suggested, therefore, that CBC may wish to undertake further work on its SHMA to consider the potential impacts of HS2 on the Borough's future OAHNs.	The updated SHMA will provide a consistent baseline for the Local Plan and for considering any shortfall. This will inform the next stage of the Local Plan and be detailed in a Housing Topic paper. Further work on the potential impact of HS2 is being undertaken as part if the preparation of the East Midlands HS2 Growth Strategy.	Objection

80	11DLP	Spatial Strategy	CS1	The ELR study is unlikely to have taken into account the potential impacts of HS2 and recent Government proposals for its route refinement to provide for a new spur to serve Chesterfield railway station with high speed trains. If subsequently confirmed by Government, this could make Chesterfield a more desirable location for businesses to set up, particularly towards the end of the Local Plan period. CBC's Officers may therefore need to carry out or commission further work to assess the Borough's future employment land requirements should the refined HS2 route be confirmed.	Noted. The employment land requirement will be reviewed to take into account HS2.	Objection
80	12DLP	Infrastructure Delivery	CS4	Under the Duty to Cooperate, CBC is requested to liaise with DCC on an ongoing basis to identify and secure the necessary strategic infrastructure that would be required to support the development of the proposed allocation and the reserve sites in order to ensure that they provide for a sustainable form of development	Under the Duty to Cooperate, CBC is fully committed to engaging with DCC as a key partner and infrastructure provider on an ongoing basis to identify and secure the necessary strategic infrastructure that would be required to support the development of the proposed allocation and the reserve sites in order to ensure that they provide for a sustainable form of development.	Comment
80	13DLP	Infrastructure Delivery	CS4	DCC's Officers are concerned about the 2nd paragraph of the Policy and would argue that the provision of 'strategic' infrastructure does not have to be included on the Community Infrastructure Levy (CIL) Regulation 123 list and can be funded through Section 106 contributions. DCC's Officers have particular concerns about the inclusion of contributions towards primary phase school provision being included on CBC's CIL Regulation 123 list as explained in more detail below. It is suggested, therefore, that paragraph 2 of Policy CS4 should be reworded to indicate that: 'Not all infrastructure will be able to be funded via CIL. Some infrastructure will be secured by Section 106 agreements. Where an infrastructure project is included in the Council's CIL Regulation 123 list then a development, if liable, will be required to contribute via the CIL.'	Agree that the provision of 'strategic' infrastructure does not have to be included on the Community Infrastructure Levy (CIL) Regulation 123 list and can be funded through Section 106 contributions. Amend 2nd sentence of paragraph 3.2 to read: "Other more strategic infrastructure requirements which are included on the Regulation 123 Infrastructure List will be met via the Community Infrastructure Levy (CIL)."	Objection
80	14DLP	Infrastructure Delivery	CS4	It is considered that paragraph 3 of the Policy should be amended to read: 'Section 106 contributions will not be sought for infrastructure projects that are included in the Council's CIL Regulation 123 list.' Otherwise it could be inferred that Section 106 contributions would not be sought for those types of infrastructure rather than the projects themselves.	The Regulation 123 list is clear on what infrastructure can be funded by CIL. It would not be possible to infer otherwise and the proposed change appears to make no material difference to the policy.	Objection
80	15DLP	Infrastructure Delivery	CS4	There is no mention about how the Local Plan would address the potential loss of infrastructure as part of a planning application for proposed development. This needs to be addressed in Policy CS4 and the background text.	Plan policies would ensure no loss of infrastructure unless replacement is available; therefore there is no need for the policy to address loss and replacement.	Objection

80	16DLP	Infrastructure Delivery	CS4	CIL can help to fill the funding gaps that remain once existing sources of funding have been taken into account. However, it is not clear how CBC intends to prioritise the allocation of funding to projects when only a projected £17.5 million is to be collected, especially where the funding gap for a project would demand a large percentage of the CIL. DCC would welcome the revision of the Regulation 123 list to ensure that the demands on the CIL pot (such as for primary education provision) are not excessive and that infrastructure to support the development of the Borough is provided through a variety of alternative funding mechanisms.	CIL can help to fill the funding gaps that remain once existing sources of funding have been taken into account and the Borough Council has always been clear that infrastructure to support development and growth in the Borough could be provided through a variety of alternative funding mechanisms. The Council's priorities for CIL expenditure are set out in the CIL Expenditure Strategy (approved by Cabinet in xxxx 2017). CIL remains a relatively new infrastructure delivery mechanism in Chesterfield. Any required revisions to the CIL Regulation 123 List will be made in the light of a strategic review of the implementation of the CIL charging schedule after a sufficiently appropriate period of time to assess its effectiveness, rather than through the Local Plan process. Any such review will also need to be underpinned by robust viability evidence.	Comment
80	17DLP	Infrastructure Delivery	CS4	Infrastructure Delivery - there is confirmation in Policy CS4 that the strategic infrastructure requirements of the Borough would be met through the CIL. Until there is evidence that CBC's CIL income is adequate to fund the necessary education infrastructure requirements generated by new housing development, DCC would wish to see funding for the primary education requirements of development to be secured through individual Section 106 contributions. CBC's Regulation 123 list should be revised to facilitate this requirement.	Whilst DCC has indicated a wish to see funding for the primary education requirements of development to be secured through individual Section 106 contributions and a revision of the Regulation 123 list to facilitate this, the current Regulation 123 List was prepared in close consultation with DCC prior to the CIL charging scheme taking effect. CIL remains a relatively new infrastructure delivery mechanism in Chesterfield. Any required revisions to the CIL Regulation 123 List will be need to be made in the light of a strategic review of the implementation of the CIL charging schedule after a sufficiently appropriate period of time to assess its effectiveness, rather than through the Local Plan process. Any such review will also need to be underpinned by robust viability evidence, with DCC invited to be a central partner to producing the required evidence.	Objection
80	18DLP	Infrastructure Delivery	CS4	Paragraph 3.5 indicates that CBC is committed to ensuring the viability and deliverability of schemes. However, no further detail is provided of any particular viability or deliverability issues in the Borough and how these issues would be addressed. Further detail is therefore required in paragraph 3.5 and this also needs to be reflected in Policy CS4.	Noted. A viability study is underway and the results will be reflected in the next version of the local Plan.	Objection
80	19DLP	Infrastructure Delivery	CS4	The Plan also seeks to provide appropriate infrastructure. Whilst the provision of mineral and waste management sites and facilities are matters for the respective Minerals and Waste Local Plans, it is requested that the LPCD acknowledges the importance of such elements in the support and growth of the local economy in its area. This would help establish the links between the respective plans and support the measures it includes for safeguarding.	Agree. Add to para 3.1"Although Minerals and Waste Local Plans are County Council responsibilities, it is recognised that minerals and waste management facilities are important in supporting the growth of the local economy."	Objection
80	20DLP	A Changing Climate	CS5	The provision of renewable energy could have an impact on the bird species protected through the SPAs. It may be prudent for CBC to collect further data on bird visitor numbers, where they are staying and where they are from to ensure that CBC can screen out any 'in combination' effects or alternatively ensure that mitigation is put in place to prevent harm arising to any European Sites.	Concerns noted, but no change required. Policy CS5 is sufficiently robust to ensure that any impacts are acceptable. Policy is consistent with the NPPF. The Local Plan has been assessed through the Sustainability Appraisal in terms of impact, including in combination effects, on European sites such as SPAs. The HRA included Peak District Moors (South Pennine Moors Phase 1) SPA. In terms of Policy CS5 the HRA concluded (Table 4.3) that No Likely Significant Effects are anticipated given the distances to the sites and the lack of other pathways that could give rise to LSEs.	Comment

80	21DLP	Environmental Quality	CS8	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Protection of people from the harmful effects of development;	Noted	Support
80	22DLP	Environmental Quality	CS9	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • The importance of green infrastructure, green spaces and open land, their accessibility and connectivity and need for their long term maintenance and management	Noted	Support
80	23DLP	Environmental Quality	CS9	In Chapter 5, the LPCD recognises Greenways as an integral part of the Green Infrastructure resource and Policy CS9 states that development should "….c) increase the opportunities for cycling walking and horse riding, and h) in cases where loss of a green infrastructure asset is unavoidable, provision for alternatives should be made to ensure a net gain in quantity, quality or function." This policy is welcomed and supported.	Noted	Support
80	24DLP	Homes and Housing		Habitats Regulations Assessment: It is noted that in Table 3.1, which summarises the threats to and sensitivities of European sites, the last column identifies Potential Local Plan Impact Pathways. For the 2 closest designations, the Peak District Moors SPA and SAC which lie around 4km to the west of Chesterfield Borough, this column text states that with regard to recreational pressure: 'The effect of recreational pressure originating in the Chesterfield area is uncertain: although unlikely to be significant, the unique attraction of the Peak District is likely to result in a greater visitor catchment than typical for many European sites.' This appears to have discounted any recreational increase through 'in combination' effects with other local plans and projects without any evidence or empirical data to determine whether there is indeed a zone of influence. 'In combination' needs to recognise the 'in combination' effects with other Local Plans, but also 'in combination' effects with other policies. CBC's proposed 4,629 housing target is considered to be a minimum throughout the LPCD as a preferred reserve site has also been identified should the additional housing growth be required. The proposed housing levels considered in the Habitats Regulations Assessment are believed to have a minimal impact. However, it is not clear whether the 'in combination' effect with CBC's Tourism Policy, which recognises Chesterfield as a hub for visitors to the Peak District and identifies capacity for increasing visitor accommodation, has been considered with the proposed housing numbers as this could potentially have a likely significant effect through recreational pressure on the SAC/SPAs. As such it appears that a likely significant effect cannot be screened out.	Noted. Comment passed to the consultants doing the SA work and will be responded to as part of the SA process.	Comment

80	25DLP	Homes and Housing		The overall potential housing land supply that has been identified on pages 44 to 47 is 8,863 houses, with 3,980 houses identified on proposed housing allocation sites, 952 on the Dunston Grange Reserve Site and 3,931 identified within the RPAs and Strategic Sites. This overall total of 8,863 causes concern because it is considerably above the OAHN requirement of 4,629 houses for the Borough over the Plan period. Whilst the NPPF requires local planning authorities to provide some flexibility in its housing land supply to meet its OAHN and five year housing land supply requirements, the land supply which has been identified at over 8,800 dwellings appears to be excessive. There is no explanation in the LPCD why this excessive level of land supply has been identified, which well exceeds the Borough's future housing requirements; whether it is proposed that all of the housing allocations, including Reserve Site and RPA sites, will be carried forward into the Pre-Submission Draft Local Plan; and how much of the land supply is expected to be delivered in the Plan period. This is likely to cause uncertainty and confusion to residents, developers and infrastructure and service providers in the Borough. This issue needs to be explained further in the next stage of the Plan's preparation (Pre-Submission Local Plan).	Noted. The sites (including Reserve Sites and RPAs) in the Draft Local Plan are the potential sites and will be subject to further assessment before being taken through to the next stage of the plan where sites sufficient to meet the OAN will be proposed. This will be clarified in any supporting text.	Comment
80	26DLP	Homes and Housing	CS10	In the context of the potential need for Chesterfield Borough to accommodate higher levels of housing growth associated with the growth ambitions of the SCR and D2N2 LEPs, the policy approach set out in Policy CS10: Flexibility in Delivery of Housing is supported in principle. This policy and background text indicates that CBC proposes to allocate reserve housing sites which will only normally be granted planning permission if CBC is unable to demonstrate a 5 year supply of deliverable sites from other sources and where the sites accord with the strategy of concentration and regeneration.	Noted	Support
80	27DLP	Homes and Housing	CS10	It is noted that CBC's preferred option is for one reserve site only at Dunston Grange rather than a mix of smaller sites across the above locations, in order to secure the necessary infrastructure and a comprehensive master planning approach. The broad approach above is supported in principle, as the identification of a single large reserve site would be more likely to provide a critical mass of development to support a mix of housing, employment, other services and important on and off-site infrastructure	Noted	Support

80	28DLP	Homes and Housing	CS10	Dunston Grange reserve site: DCC's Conservation and Design Officers, however, have previously raised significant concerns about residential development at Dunston through work they have carried out to assist CBC in assessing a range of sites in CBC's Strategic Housing Land Availability Assessment (SHLAA) process. Particular concern has been expressed about potential residential development extending northwards towards the B6050, which appears to be the main direction of growth for the Dunston Grange reserve site. In this location, there is potential for significant landscape and visual impacts as a result of the quality of the landscape in this locality, as well as the potential to impact on the setting of Dunston Hall, Grange and Farm, which are all designated heritage assets. CBC is requested, therefore, to reconsider the extent of the proposed allocation of the reserved site at Dunston Grange identified on the Policies Map with a view to revising the allocation to exclude land to the north-west in the vicinity of the B6050.	Noted. DCC have been requested to review the LVIA submitted by the promoters of Dunston Grange. All sites will be subject to further assessment before being taken through to the next stage of the plan.	Objection
80	29DLP	Infrastructure Delivery	CS4	Proposed reserve site at Dunston Grange: it is noted there is a proposal to include reserve sites (option 3) and CBC's preference would be for Dunston Grange. If that option were to be adopted in the Local Plan, there would be a need to consider the provision of a site for a new primary school subject to further assessment of the capacity of current schools in the area to expand.	Noted. Officers are meeting regularly with DCC Education to discuss the requirements across the borough and related to specific sites.	Objection
80	30DLP	Homes and Housing	CS11	The proposed approach to affordable housing set out in Policy CS11 and the background text is fully supported and is consistent with national planning policy	Noted	Support
80	31DLP	Homes and Housing	CS12	It is welcomed that paragraphs 6.13 to 6.17 make reference to the Derby, Derbyshire, Peak District National Park Authority (PDNPA) and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) (2014). Paragraph 6.14 makes appropriate reference to the recommendations of the GTAA that there was a requirement for 4 Traveller pitches in Chesterfield Borough over the period 2014 – 2019 with no further requirement from 2019 to 2034. It is noted that planning permission has been granted for 2 pitches since the GTAA was published leaving a residual requirement for 2 pitches up to 2019. The indication in paragraph 6.13 that CBC's officers are currently assessing a range of council-owned sites and will publish a further consultation in due course setting out a range of potentially suitable sites is supported and welcomed. In the context of this on-going work, the continued inclusion in the LPCD of Policy CS12 is supported, which sets out a range of criteria for the assessment of any potential sites that come forward for Traveller pitches, in line with the recommendations of national policy guidance for Travellers in Planning Policy for Traveller Sites (March 2012).	Noted	Support
80	32DLP	Jobs Centres Facilities	CS13	The specific identification of Markham Vale and the Staveley and Rother Valley Corridor as key employment areas in Policy CS1 and in Policy CS13: Economic Growth is fully supported.	Noted	Support

80	33DLP	Jobs Centres Facilities	CS14	Policy CS14: Tourism and the Visitor Economy states that CBC will promote and enhance tourism development in the Borough where it is: a) 'Located in areas that can accommodate additional visitor numbers without detriment to the environment……' The Local Plan identifies Chesterfield as the visitor hub of the Peak District and wishes to encourage visits to the Peak Park. However, it is not clear how the detriment to the environment would be assessed, which requires further clarification in the background text to the Policy.	Noted. Suggest clarification would be helpful with reference to compliance with CS8, CS9 and CS15.	Comment
80	34DLP	Jobs Centres Facilities		The LPCD's overall approach to town centres and retailing is fully supported. The definition of the Borough's revised hierarchy of centres (from that set out in the LPCS) is welcomed and considered to be robust and well justified based on extensive survey evidence. The definition of a hierarchy should ensure that the scale and nature of new retail and leisure development is located in and adjoining the most appropriate centre in the hierarchy to accommodate the development without having disproportionate and harmful trading impacts on centres in the hierarchy.	Noted	Support
80	35DLP	Jobs Centres Facilities		It is considered to be appropriate that Staveley has been redefined in the hierarchy as a 'Small Town Centre and District Centre' compared to its previous definition as a 'Large Town Centre' (of comparable status to Chesterfield). CBC may wish to consider referring to Chesterfield town centre as a 'Sub-Regional Centre' as it was previously defined in the revoked DDJSP and former EMRP due to its important role and status in the retail hierarchy.	Reference in the table of Hierarchy of Centres amended and reference added to 7.16	Comment
80	36DLP	Jobs Centres Facilities	CS15	Policy CS15 is supported which incorporate the important sequential and retail impact tests set out in the NPPF, including the need for Retail Impact Assessments (RIA) to be submitted in support of retail proposals above a range of thresholds.	Noted	Support
80	37DLP	Jobs Centres Facilities	CS16	Policy CS16 is supported which incorporate the important sequential and retail impact tests set out in the NPPF, including the need for Retail Impact Assessments (RIA) to be submitted in support of retail proposals above a range of thresholds.	Noted	Support
80	38DLP	Jobs Centres Facilities	CS16	Policy CS16 should be strengthened to indicate that larger scale retail proposals located outside the defined town, district and local centres, which would be likely have a harmful impact on the vitality and viability of these centres, will not be permitted in accordance with the requirements of the NPPF.	This would be a repetition of the policy already set out in the NPPF and is not considered necessary "There should be no need to reiterate policies that are already set out in the National Planning Policy Framework" (NPPG Paragraph: 010 Reference ID: 12-010-20140306)	Comment
80	39DLP	Social Infrastructure	CS17	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • The essential value of social infrastructure and sense of local identity to enhance the quality of life of the Borough's residents;	Noted	Support

80	40DLP	Design and the Built Environment		Paragraph 8.3 states that “There should not be a conflict between historic character and new development if there is high quality sensitive design”. This needs to be prefaced with the phrase ‘In most cases’. Sometimes, depending upon the nature of that historic character or its particular attributes, new development might be inappropriate regardless of the design quality.	Noted, the sentence has been amended as described.	Objection
80	41DLP	Design and the Built Environment		Paragraph 8.4 – It is suggested that the sentence should be worded that begins “Landscape character is also part of local distinctiveness…” It is considered that this is incorrect because ‘local distinctiveness’ is actually part of ‘landscape character’ i.e. it is the detail and locally distinctive features in the landscape that contribute to its overall character. It is recommended that this sentence is reworded as follows: “Local distinctiveness contributes to landscape character and variations in landscape character and local distinctiveness across the Borough need to be recognised and appropriately responded to in new development and in schemes of management as described in the Landscape Character of Derbyshire (Derbyshire County Council, 4th Edition 2014).	The definition of 'Local Distinctiveness' is broad and can incorporate ambience, language, history and traditions (as originally defined by Common Ground in 1983) which is inextricably linked to, but not congruent with, Landscape Character. Suggest replacing the relevant text with "Landscape character and is also a part of Local Distinctiveness are inextricable linked and its variations in landscape character within across the borough need to be recognised and appropriately responded to maintained in new development and in schemes of management as described in the Landscape Character of Derbyshire (Derbyshire County Council, 4th Edition 2014Derbyshire County Council 2003).”	Objection
80	42DLP	Design and the Built Environment		DCC’s Officers would strongly urge that the last sentence of this paragraph is removed, which states “The inclusion of art within a development or provided off-site can help militate against any visual or aesthetic impact of the development”. DCC’s Officers would strongly disagree with this statement as no amount of art is going to compensate for an ill-conceived, poorly designed or poor quality development, and developers should not be encouraged to provide art installations simply to facilitate a visually poor development proposal.	Noted. The sentence has been deleted.	Objection
80	43DLP	Design and the Built Environment	CS18	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Design of safe environments to minimise opportunities for crime and anti-social behaviour;	Noted	Support

80	44DLP	Travel and Transport		Given that Chesterfield is Derbyshire's largest town, it is of significant concern that the LPCD is largely lacking in any consideration of the cumulative traffic impacts of the development proposals and their likely impacts for the town's transportation networks. The LPCD, however, provides little understanding of the potential transportation implications of its land use proposals. As noted in the Government's 'Transport evidence bases in plan making and decision taking advice', it is important for local planning authorities to undertake an assessment of the transport implications in developing or reviewing their Local Plan so that a robust transport evidence base may be developed to support the preparation and/ or review of that Plan. DCC's Highways Officers have previously provided advice to CBC's Officers regarding the availability and scope of modelling tools that would assist them in the analysis of traffic impacts which would be the first step in developing a mitigation strategy to ameliorate these traffic impacts. DCC, as the local Highway Authority, using its North Derbyshire Traffic Model has in the past undertaken some traffic forecasting of the potential impacts of likely development. The model's Traffic Forecasting Report (April 2012), considered the three local authority areas of Bolsover District, North East Derbyshire District and Chesterfield Borough, and although it reflected a slightly different composition of land use proposals than that currently under consideration, nevertheless identified a number of junctions, at which over-capacity issues could potentially arise. These included: • A61 Whittington Moor Roundabout; • Hornsbridge Roundabout; • M1 J29. M1 J29A Eastern Roundabout; • A619 Rother Way Roundabout; • Hall Lane Signals; • Barrow Hill; • A632/Staveley Road signalled junction. Likewise a number of common links where over-capacity issues could arise was similarly identified. These included: • Approaches to M1 at junction 28, 29 and 30; • A61 from Sheepbridge to Hornsbridge; • A61 Derby Road, various sections between Clay Cross and Chesterfield; • A632 Matlock Road; • A632 Chesterfield Road, Arkwright. It is noted that the latest LPCD's proposals include a number of potentially large sites to the west of Chesterfield town centre which will inevitably increase traffic onto the radial routes leading towards the town centre. Consideration should therefore be given to the development of strategies underpinned by Local Plan policies that could collectively provide for the mitigation of these impacts.	The Borough Council will continue to work with the County Council, as Highways Authority, and neighbouring authorities under the Duty to co-operate, to address cumulative traffic impacts of the development proposals and their likely impacts for the town's transportation networks so that a robust transport evidence base may be developed , including the development and use of modelling tools such as the North Derbyshire Traffic Model to assist in the analysis of traffic impacts in order to develop a mitigation strategy to ameliorate identified traffic impacts. .	Objection

80	45DLP	Travel and Transport	CS20	Policy CS20: Influencing the Demand for Travel discusses transport and accessibility considerations. Although the points covered in the Policy are largely accepted, it is recommended that the Policy is strengthened by the inclusion of a more hierarchical approach to the management of travel demand, thereby providing a policy basis to strengthen delivery of sustainable transport networks. Possible wording which could be adopted, for example, would seek to provide interventions as follows (in order of priority): a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use walking, cycling and public transport for appropriate journeys, including intensive travel planning); b) improvements to walking and cycling facilities and public transport services that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport; c) optimisation of the existing highway network to prioritise walking, cycling and public transport that are provided early in the build out period of new developments, such as measures to prioritise the needs of pedestrians above the car and improved or new cycle and bus lanes; and d) highway capacity enhancements to deal with residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys.	Accept that it would be beneficial to amend Policy CS20 set out a more hierarchical approach to the management of travel demand which provides a policy basis to strengthen delivery of sustainable transport networks. Amend CS20 to read: "a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use walking, cycling and public transport for appropriate journeys, including intensive travel planning); b) improvements to walking and cycling facilities and public transport services that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport; c) optimisation of the existing highway network to prioritise walking, cycling and public transport that are provided early in the build out period of new developments, such as measures to prioritise the needs of pedestrians above the car and improved or new cycle and bus lanes; and d) highway capacity enhancements to deal with residual car demand where the initiatives required under points (a) to © above are insufficient to avoid significant additional car journeys." NB. Provision of opportunities for electric vehicle charging are addressed elsewhere in Policy CS20	Objection
80	46DLP	Travel and Transport		Section 9.15 of the LPCD notes that: 'a number of major transport routes have been safeguarded in the Local Plan and identified in the Derbyshire County Local Transport Plan (LTP). The most significant of these being the Chesterfield-Staveley Regeneration Route'. It adds that: 'Derbyshire County Council is currently reviewing this scheme and will be considering alternative options for and alignments of any major new road infrastructure'. This is not an entirely accurate reflection of DCC's LTP as it indicates a Staveley Regeneration scheme as having 'potential for further appraisal in association with land use plans…pending review of impacts of the Markham Vale development and subject to consideration as part of the Staveley Area Action Plan…' It should also be noted that the currently protected route, i.e. that which would be declared on any property search, is not indicated in its entirety on the LPCD Policies Map and CBC is requested to amend the Map to do so.	Proposals for the Staveley Works Corridor and the CSRR have moved on considerably from the LTP3, which was published in 2011. It is not considered appropriate to show the currently protected route, which neither CBC, DCC nor the landowners would want to see delivered in its current form, and which conflicts with other policies and allocations of the plan (including the restoration of Chesterfield Canal, LP2 and the Staveley and Rother Valley Corridor). If necessary, the route safeguarded in the LTP could be shown on the Constraints Map until such time as a replacement route has been agreed. In the meantime we would welcome discussion on s suitable, positive alternative wording for 9.15 that reflects the current position without holding the regeneration of this site to an out of date road alignment.	Comment
80	47DLP	Travel and Transport	CS21	CS21: Major Transport Infrastructure makes provision for the safeguarding of land for major new transport infrastructure for a number of schemes including a Hollis Lane Link Road. Due to differences in land levels and other constraints, delivery of a Hollis Lane Link Road would represent a significant engineering challenge which consequently may require land outside of the envelope shown on the Policies Map.	Noted. Policy CS21 will be revised to reflect the HS2 growth Strategy.	Comment

80	48DLP	Major Transport Infrastructure		The transport evidence base provided on CBC's website should at least be updated to include reference to the North Derbyshire Highway Assignment Model Local Model Validation and Forecasting Reports.	Noted. Reference to be made if DCC can provide links for website.	Comment
80	49DLP	Travel and Transport		Chapter 9 on Travel and Transport highlights the issue of congestion and the role that public transport has to play in helping to overcome it. There is little consideration in the LPCD, however, of how this could be achieved, particularly when compared to the very detailed plans, for example, for the strategic cycle network. For local journeys, bus services have a critical role to play so it is recommended that the Pre-Submission LP contains more detail on what improvements CBC wants to see, for example, proposals for key bus corridor improvements such as bus priority measures (bus lanes, priority at traffic signal junctions, enforcement etc.) as well as bus stop improvements. The work proposed as part of the A61 corridor improvements could be seen as a pilot for what could be achieved elsewhere. As well as bus infrastructure, it is considered that the Pre-Submission LP could also look to specify the level of bus service which would be expected on particular corridors, for example every 15 minutes during the day Monday to Saturday and hourly in the evening and on Sunday – just to give some idea of what the ambition is. This approach of specifying a level of service could also form part of the requirements set out in Chapter 10 on RPAs in the same way as the cycle and walking routes. Whilst the bus franchising proposals in the new Buses Bill is not something DCC is likely to want to pursue, enhanced partnership arrangements are something DCC could explore. Therefore, it would be very useful if the Pre- Submission LP included some points about expected bus service levels to add strength to any partnership scheme DCC introduces with the bus operators in the area. The issue of a central bus station is also raised a number of times in the LPCD. This needs to be given serious consideration because it needs to be in a location where people and, equally or more importantly, bus operators will actually want to use it. Therefore, a town centre location near to the shops would be preferable to one placed near the railway station which is currently very poorly served by buses and unlikely to be attractive to most bus passengers or operators.	The Borough Council recognises the critical role that bus services can play in helping to overcome congestion, and will continue to work alongside the County Council in seeking to secure the best quality services. However the Local Plan's scope to deliver improved services is limited and it is the role and responsibility of the County Council as transport authority to plan for public transport services, principally through the Local Transport Plan. Agree that the work proposed as part of the A61 corridor improvements could be seen as a pilot for what could be achieved elsewhere. The Borough Council continues to look towards the delivery of a central bus station, in a location which is attractive to both bus users and bus operators. The Council will continue to work with the County Council, bus operators, and others to seek to deliver a suitable and high quality facility.	Comment

80	50DLP	Travel and Transport		Rail Improving surface access to the railway station is a key issue. Currently it is located in a bit of a dead end, which makes it particularly difficult to serve by bus services from the surrounding area. To make it more attractive to bus operators to want to serve, it needs to be located somewhere that buses are able to pass en route to other locations without deviating off route. The proposals for a Hollis Lane link are welcome, however, another direct route from the town centre is also required so that buses can circulate easily between the railway station and town centre. It is welcomed, therefore, that there are plans to widen the proposed green bridge across the A61 from Corporation Street (to replace the current footbridge) so that it could also accommodate buses and act as a bus gate to and from the town centre.	Noted. Relevant policies will be revised to reflect the HS2 growth Strategy.	Comment
80	51DLP	Travel and Transport		The LPCD (particularly in Chapter 11 on Making Great Places) therefore needs to take on board the potential benefits that HS2 will bring to Chesterfield and plan to capitalise on them. This could involve encouraging more high quality development adjacent to the railway station, for example, as an extension to the current Waterside development plans, and the wider town centre area. This effectively would expand the town centre out to meet the railway station and make an attractive route for people and business between the two (see comments regarding the green bridge above). Also it links to marketing the town as a gateway/ base to the wider area and Peak District through the development of more hotels and leisure facilities. Consideration also needs to be given to the railway station itself and how to accommodate future expansion, for example, another platform to accommodate the HS2 services and additional classic services which are likely to use the station in the future.	Noted. Relevant policies will be revised to reflect the HS2 growth Strategy.	Comment
80	52DLP	Major Transport Infrastructure	CS21	The proposals for a Hollis Lane link are welcome, however, another direct route from the town centre is also required so that buses can circulate easily between the railway station and town centre. It is welcomed, therefore, that there are plans to widen the proposed green bridge across the A61 from Corporation Street (to replace the current footbridge) so that it could also accommodate buses and act as a bus gate to and from the town centre.	Noted. Relevant policies will be revised to reflect the HS2 growth Strategy.	Support
80	53DLP	Major Transport Infrastructure	CS20	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Giving priority to walking, cycling and public transport;	Noted	Support
80	54DLP	Regeneration Priority Areas	RPAs	DCC would expect all the housing schemes within the RPAs to contribute to education infrastructure as required subject to further assessment of the capacity of current schools to expand.	This is covered by policy CS4. Currently contributions are sought towards education infrastructure via CIL (which can include the use of contributions from the wider borough). In the event that CIL use is reviewed, the use of planning obligations remains.	Comment

80	55DLP	Regeneration Priority Areas	RPAs	Chapter 10 includes the addition of a new policy LP2 to restore the Chesterfield Canal. This policy also states that "…..New developments should include provision for safe and convenient walking and cycling access to the canal". It should also be noted, however, that the Chesterfield Waterside development is integral to ensuring the final position of the Trans Pennine Trail through provision of an off-road joint walking and cycling route alongside the canal to beyond the basin to connect to the railway station, thereby replacing the current split route that remains unsatisfactory. This may be reflected in Chapter 11: Chesterfield Waterside but again it only alludes to enhancing the footpath and cycle network to the site, not through the site to the railway station. This is essential to ensure full connectivity to promote sustainable transport within the Borough.	Proposals to enhance the TPT and links to the railway station are already set out in the outline planning permission for Chesterfield Waterside and associated masterplan. However for the avoidance of doubt policy PS3 will be amended with the following text at the end of criteria (d) "through the site and making links to the wider Trans Pennine Trail and Chesterfield Railway Station"	Comment
80	56DLP	Regeneration Priority Areas	RPAs	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Specific measures, for example, relating to Chesterfield Canal,	Noted	Support
80	57DLP	Regeneration Priority Areas	RPAs	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Specific measures, for example, relating to river corridors,	Noted	Support
80	58DLP	Making Great Places	PS1	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Specific measures, for example, relating the town centre;	Noted	Support
80	59DLP	Making Great Places	PS3	Chapter 10 includes the addition of a new policy LP2 to restore the Chesterfield Canal. This policy also states that "…..New developments should include provision for safe and convenient walking and cycling access to the canal". It should also be noted, however, that the Chesterfield Waterside development is integral to ensuring the final position of the Trans Pennine Trail through provision of an off-road joint walking and cycling route alongside the canal to beyond the basin to connect to the railway station, thereby replacing the current split route that remains unsatisfactory. This may be reflected in Chapter 11: Chesterfield Waterside but again it only alludes to enhancing the footpath and cycle network to the site, not through the site to the railway station. This is essential to ensure full connectivity to promote sustainable transport within the Borough.	Proposals to enhance the TPT and links to the railway station are already set out in the outline planning permission for Chesterfield Waterside and associated masterplan. However for the avoidance of doubt policy PS3 will be amended with the following text at the end of criteria (d) "through the site and making links to the wider Trans Pennine Trail and Chesterfield Railway Station"	Objection
80	60DLP	Making Great Places	PS3	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Specific measures, for example, relating to Chesterfield Waterside	Noted	Support

80	61DLP	Making Great Places	PS5	It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Specific measures, for example, relating to Staveley and Rother Valley Corridor	Noted	Support
80	62DLP	Infrastructure Delivery		The LPCD recognises the need for Greenway infrastructure provision through development and it is welcomed that this requirement is included in planning conditions, CIL arrangements and Section 106 Agreements. However, it is requested that the provision of strategic cycle infrastructure requirements is supported better in the Infrastructure Delivery Plan shown in Appendix A.	Note support for approach to greenway infrastructure provision in new development through planning conditions, CIL arrangements and Section 106 Agreements. The Borough Council will look to strengthen the provision of strategic cycle infrastructure requirements through the Infrastructure Delivery Plan.	Objection
80	63DLP	Infrastructure Delivery		It is welcomed that improving the health and wellbeing of individuals and communities is recognised and promoted throughout the LPCD, including: • Appendix A Infrastructure Delivery – Health.	Noted	Support
80	64DLP	Policies Map		It is noted that the Ashgate Plantation Site of Importance for Nature Conservation (SINC) (as defined in the Saved Policies of the Adopted Chesterfield Borough Local Plan (CBLP)) has been included within the area designated as the Holme Hall RPA. It is considered that this SINC should be excluded from the RPA area designated on the Policies Map to avoid confusion and uncertainty and to ensure the SINC is protected from any proposed housing development in the remainder of the RPA.	Ashgate plantation is a local wildlife site and is protected as such. Suggested change to criteria v of LP1 Holme Hall to reference boundary treatment.	Objection
80	65DLP	Policies Map		Careful consideration will need to be given by CBC's Officers to the proposed Peak Resort at Unstone, which has been in the planning pipeline for approximately 20 years and on which preparatory work has recently been carried out on the site. The site has planning permission for a large leisure and tourism related development and is washed over by Green Belt as defined on the LPCDs Policies Map. A potential option might be to identify the site as a Major Redevelopment Site Within the Green Belt, which would ensure that the site is developed for an appropriate Green Belt use, as currently proposed. Given the uncertainty over the site's future delivery, however, it is considered appropriate for CBC to continue to identify the site as being washed over by Green Belt, which will provide appropriate protection for the site should the application proposals fail to be delivered.	Noted. Site has permission and has commenced and is therefore extant. There is no planning need to give the site an allocation.	Comment

80	66DLP	Policies Map		It should also be noted that the currently protected route, i.e. that which would be declared on any property search, is not indicated in its entirety on the LPCD Policies Map and CBC is requested to amend the Map to do so.	Proposals for the Staveley Works Corridor and the CSRR have moved on considerably from the LTP3, which was published in 2011. It is not considered appropriate to show the currently protected route, which neither CBC, DCC nor the landowners would want to see delivered in its current form, and which conflicts with other policies and allocations of the plan (including the restoration of Chesterfield Canal, LP2 and the Staveley and Rother Valley Corridor). If necessary, the route safeguarded in the LTP could be shown on the Constraints Map until such time as a replacement route has been agreed. In the meantime we would welcome discussion on a suitable, positive alternative wording for 9.15 that reflects the current position without holding the regeneration of this site to an out of date road alignment.	Comment
80	67DLP	Policies Map		The emerging Derbyshire and Derby Minerals Local Plan (EDDMLP) consultation paper 'Towards a Strategy for Safeguarding Minerals Related Infrastructure' (April 2016) put forward options for ensuring the long term protection of such facilities. This is to ensure that the minerals which are produced within Derbyshire and Derby are supplied to the market in the form required, for example, ready mixed concrete and coated roadstone, and the potential to transport them in sustainable ways is maintained. Safeguarding should also ensure that, if development is proposed at or potentially near to any of the identified locations, the significance of the site in terms of retaining supply can be considered fully before decisions are made. This reflects guidance in the NPPF which recognises the role of district and borough council plans in two-tier areas in ensuring adequate safeguarding is provided. The corresponding Safeguarding Support Paper identified 4 ready mix concrete and 1 coated roadstone sites in Chesterfield that merited consideration for safeguarding. None of these facilities are within mineral related development sites and therefore the Mineral Planning Authorities request that the LPCD should include recognition of this situation and some mechanism for ensuring that appropriate safeguarding is provided.	Noted. Suggest inclusion of a criteria in CS2 'Ensure the long term protection of safeguarded Minerals Related Infrastructure as identified in the DDMLP and shown on the Policies Map' subject to further detail from DCC in terms of site plans.	Comment
80	68DLP	Policies Map		Chapter 1, paragraph 1.19 states "Everyone has the opportunity to have a healthier lifestyle, through improved walking and cycling routes……." This bears relevance to the developing Derbyshire Key Cycle Network and is supported. As such it is disappointing that this network is not shown on the Policies Map. CBC is requested to include it.	The proposed Strategic Cycle Network is included in the plan on page 80.	Comment
80	69DLP	Policies Map		Paragraph 1.25 states that "Railway infrastructure such as the track bed between Seymour Junction and the Clowne Linear Park in Bolsover is safeguarded, for future use as a rail transport route and as a walking and cycling route in the meantime". However, the proposed cycle route should be shown on the Policies Map. Paragraph 1.25 goes on to say…."Extensions to existing greenways and new routes are secured, in particular to connect Chesterfield town centre with the north of the borough and Dronfield''. Again these should be identified on the Policies Map and CBC is requested to include them.	Agree - Proposals map to be amended.	Comment

80	70DLP	Policies Map		The Policies Map shows neither the built strategic walking and cycling network to be protected or safeguarded nor the proposed sections to complete the desired infrastructure and connectivity across the Borough. It is requested that the built and proposed network is added to the Map.	Proposals map to be amended	Comment
80	71DLP	Policies Map		Chapter 9 sets out the strategic walking and cycle plan for the Borough and recognises the positive impact that this will have on both the healthy living agenda and the impact on increasing the visitor offer to raise tourism generated income. The Local Plan aligns with the East Derbyshire Greenway Strategy, The Rights of Way Improvement Plan and DCC's third LTP. Paragraph 9.7 refers to the strategic cycle plan and points to an illustration of this in Diagram 7. This should be reflected on both the Constraints Map and the Policies Map.	As the network may change over the plan period it would not be appropriate to include it on the Policies Map, but it can be included on the constraints map which is a living document and will be updated regularly.	Comment
80	72DLP	Policies Map		The Constraints Map shows a network of strategic walking and cycling routes as a series of broken green lines. These follow both built and proposed sections which in itself might be misleading with regard to availability or intent. The network shown is also incomplete with both further built route and proposed routes not shown. It is requested the Map is updated to differentiate between built and proposed sections and include the missing sections given below.	Agree that changes can be made for clarity subject to DCC providing the most up-to-date data.	Comment
80	73DLP	Location of Development		In coalfield areas it is sometimes necessary to remove coal measures lying close to the surface to enable a proposed development to proceed. In some cases, the volume of coal involved is very small and the prior removal is considered as part of the overall planning application assessment procedure. In other cases the volume of coal is more significant and the issue has to be referred to DCC as the Mineral Planning Authority. In line with the NPPF it is proposed to include a policy in the EDDMLP, setting out the criteria that DCC and Derby City Council will apply to any prior extraction proposal they receive but it would be helpful if the LPCD included a corresponding reference, if not a specific policy.	Agree. Can add relevant wording to correspond with EDDMLP.	Objection
80	74DLP	Vision		The introductory section of the LPCD rightly explains the role and purpose of the Local Plan but it does not inform readers of the existence and purpose of other local plans that will form part of the complete Development Plan for the area. It does not inform readers that the emerging Minerals and Waste Local Plans being prepared by DCC and Derby City Council will be a relevant consideration in the assessment and determination of some development proposals in the area. It is particularly important in two-tier planning authority areas that the Local Plan contains such information given the requirements of 'Duty to Co-operate' and the need for all these plans to complement each other to deliver the policies and objectives of national planning policy which underpin their preparation and content.	The following text has been added to the 'What is a Local Plan' section; "Alongside the Chesterfield Borough Local Plan, there are also the emerging Minerals and Waste Local Plans being jointly prepared by Derbyshire County Council and Derby City Council, which will be a relevant consideration in the assessment and determination of some development proposals in the area. "	Comment
81	01DLP	Homes and Housing	CS10	Supports inclusion of cricket pitch within site (see comments of John McCollum) given decline in cricket facilities. Would have positive benefits for the health and wellbeing of residents.	Noted. This will be considered along with the final stages of site assessment.	Comment

82	01DLP	Sustainable Management of the Water Cycle	CS7	Consider the approach taken by CS7 to be too onerous on sites outside of Flood Zone 1 and request that an element of flexibility be applied.	The policy approach set out in CS7 for areas outside flood zone 1 allows for greater flexibility when applying the flood risk sequential and exceptions tests set out in the NPPF. For clarity "developed for uses not allocated in this Local Plan" will be added.	Objection
82	02DLP	Environmental Quality	CS8	Request further clarification as to the requirements for the Air Quality Assessment (AQA). Suggest that this should apply to any development proposed in or adjacent to an AQMA and major development outside of AQMAs that are likely to significantly increase vehicle movements.	Noted. Further clarification will be provided in the next version of the Plan.	Objection
82	03DLP	Jobs Centres Facilities	CS13	Suggest that shops (A1) are included within the policy to generate 83 ha of employment land over the course of the local plan period given that large food stores can generate significant employment growth. Paragraph 3 should be reworded accordingly - the NPPF recognises retail as an employment generating use.	The council recognised that retail and service sector employment is a significant source of existing and future growth in jobs (projected to reach 19.5% of jobs by 2036). Retail related employment has already been taken into account and excluded from the setting of the employment land target (which relates primarily to employment in B1, B2 and B8 uses).	Objection
82	04DLP	Jobs Centres Facilities	CS16	National policy does not require a RIA in centres. The first bullet point should be amended to reflect this. The second bullet point relating to local centres and retail parks is too complex and should be simplified. The retail threshold set out in the third bullet point is too low (in light of 25000sqm threshold set out by NPPF) and is not supported by an up to date retail study (2010 is the most recent published study).	Noted. Suggest first bullet is amended to refer only to District Centres. AM??	Objection
82	05DLP	Policies Map	CS2	Support the expansion of the Chatsworth Road local centre however suggest that the boundary should be expanded further to include the whole site outlined in red on the attached plan to enable a more comprehensive retail scheme to come forward.	The boundary as drawn reflects the predominantly retail aspects of the previous use. A planning application for the wider site is currently under consideration and the boundary will re-examine should that application be successful.	Objection
83	01DLP	Open Spaces	CS9(b)	Support the allocation as an open space. Many in the area wish to see it remain a green space as it provides recreational and wellbeing benefits.	Noted	Support
84	01DLP	Homes and Housing	CS10	Link view do not object and actively support the principle of a residential allocation on the site. Linkview do not wish this to be prejudicial to it being able to explore the full potential range of potential alternative uses and users that may be attracted to the site. Linkview request that a broad flexible mixed-use allocation be made to the site rather than one that solely allocates it for residential use. Linkview request that a bespoke site specific site policy be included within the local plan that facilitates the broadest range of mixed uses. It is accepted that whatever use or uses are proposed for the site will need to satisfactorily demonstrate compliance with applicable development management policies.	Noted. The site is currently being assessed as part of the LAA and these comments will be taken into consideration when examining whether the site should be considered 'available' for residential use.	Comment

85	01DLP	Strategic Objectives		The plan appears to give conflicting messages as to what time period the 83 hectare employment land requirement figure applies. Specifically: • Paragraph 1.3 states 'by 2033' • Strategic objective S6 and Policy CS1states 'between 2016 and 2033' • CS13 refers to 'between 2011 and 2031' • The ELR refers to projections over the period 2011 to 2036. This gives an annual requirement of between 3.3 and 4.9 hectares/year. A figure of 4.9 hectares/ year is well above the highest requirement figure set out in the 2016 ELR. The 3.6 hectare requirement covers the SCR highest jobs growth target and assumes this continues, so is highly aspirational. A high figure could be partly justified due to a greater concentration on B2/B8 uses. Paragraph 7.9 of the Draft Plan refers to an employment land supply figure of 174 hectares; which suggests an oversupply even with the higher requirement figure.	The draft Local Plan period ranges from 2011 to 2033 (two years additional to the existing Core Strategy which covers a period to 2031). The Employment Land Requirements paper sets an employment land target of 83 ha from 2011-2036 which equates to 3.32 hectares per annum. Applying this target rate of development throughout the plan period (2011-2033) would give an EL target of 73.04 hectares. Subtracted from this figure are any net additional gains resulting from land developed since 2011 and any losses of existing employment land are added to the target. Para 1.3 – "There will be 83 ha of land provided by 2033 for new high quality employment…" Change to – there will be 73 hectares of land provided by 2033 for new high quality employment Strategic Objective S6 - "Provide 83 ha of new employment land between 2016 and 2033" Change to - Provide 73 ha of new employment land between 2016 and 2033 CS13 – "A range of sites suitable for employment use will be identified in the Local Plan: Sites and Boundaries for approximately 83 ha of new employment land between 2011 and 2031." Change to - A range of sites suitable for employment use will be identified in the Local Plan: Sites and Boundaries for approximately 73 ha of new employment land between 2011 and 2031. The ELR reference to projections from 2011-2036 is consistent with the report. Chesterfield has a high proportion of large and low density B8 sites coming to fruition (particularly from the Markham Vale Scheme) which justifies a generous requirement figure. An updated employment land paper will be released prior to the next iteration of the local plan going to consultation. This will set out an updated employment land supply position and review the approach taken by the existing methodology.	Comment
85	02DLP	Travel and Transport	CS20	The Joint Transport Study Evidence Base suggests there may be increased traffic flows into / out of south Sheffield. The study also identifies potential interventions, including use of a rail line to serve Brimington, with potential park and rail to serve Sheffield and Chesterfield. SCC would welcome discussion regarding the potential of this idea. The idea of providing a rail connection through Sheffield from Stocksbridge to Waverley, with onward routes to Worksop and to Bolsover, is one that SCC are keen to explore with neighbouring districts.	The Borough Council would welcome discussion on the potential for sub-regional rail connectivity, both to accommodate commuter trips and as a means of opening up development sites, including improved connections between Sheffield and Chesterfield/North Derbyshire. The Borough Council agrees that high quality infrastructure for walking and cycling to serve potential stations would maximise likely usage of such prospective services and improve their viability.	Comment

85	03DLP	Homes and Housing	CS10	Support the preferred option which is planning to meet the OAN for housing as set out in the SHMA, as well as recent backlog, and planning for reserve site(s) to allow for greater flexibility. Planning for a single reserve site in order to enable a more strategic approach to master-planning and infrastructure provision is sound, although there could be a risk that this does not sufficiently widen choice to enable the extra homes to be delivered as quickly as necessary where there is an issue with demonstrating 5-year supply.	Noted. It is acknowledged that further work is required on the mix of reserve sites, how to phase and what triggers would be, and any monitoring required.	Support
85	04DLP	Homes and Housing	CS10	SCC intend to consult on a Draft Sheffield (Local) Plan in summer 2017. This will include options for the release of Green Belt land but they have significant concerns about whether some of the strategic site options being considered would be deliverable in the short-medium term. SCC also expect some options to be ruled out, following public consultation, because of land ownership or environmental issues. In light of this, SCC would like to explore with Chesterfield whether there is any scope for them to meet some of Sheffield's housing needs, particularly in the short to medium term. The main aim would be to provide additional flexibility in supply over the period to, say 2028/29. Given comments above about the supply of employment land in Chesterfield, SCC wonder whether there could be scope to reallocate some of this land for housing?	The new Local Plan will meet the OAN of the borough. Under the duty to cooperate any requests from neighbouring areas to accommodate housing will need to be justified by evidence. If this is forthcoming and the council can identify surplus sites that are deliverable, in principle there are no objections to assisting SCC to meet housing needs across the wider area. In terms of re-allocating employment land, the scope for this is being investigated and will be detailed in an Employment Land Topic paper to support the next stage of the plan.	Comment
86	01DLP	Homes and Housing	CS10	Would like to see a cricket pitch at Mullan Park incorporated into the Local Plan. A Letter of support is attached form the Derbyshire Cricket Foundation. Currently designated as LAA site 295, but would like to see the developer release the former cricket ground (in situ until 1987) to meet the requirement for the provision of the cricket pitch within the area. Use of the former site (as depicted in the attached map) would leave ample space for housing development. The site also had planning permission for a COU to a cricket ground as recently as 2005. The DLP states that where a need is identified, developments must contribute to public open space, sports and play provision. Representee has three separate phone conversations in August 2016, November 2016 and January 2017 with Peter Waterfield, Land Manager for William Davis, who stated that as a development on the site would require a green space, he could see no reason why that space should not be a cricket ground.	Noted. This will be considered along with the final stages of site assessment.	Comment

86	02DLP	Open Spaces	CS9(b)	The loss of cricket clubs (~10 over 30 years) goes against the aims of DLP section 5.11. The existing cricket facilities at Cutthorpe are too small and hold water. The LP strategy states that the quantity and quality of provision should be maintained. And where necessary, increased or enhanced to cater for new development. The quantity and quality of cricket facility provision has not been maintained. Allocating part of Mulan Park would create ~70 extra games per year and engage more school children in sport through community outreach work, increasing health and wellbeing.	Noted. This will be considered along with the final stages of site assessment.	Comment
87	01DLP	Spatial Strategy	CS1	The Plan is unclear in terms of the size/nature of the [RPAs at Mastin Moor, Poolsbrook and Duckmanton] giving rise to concerns over the scale and nature of cross boundary impacts. there needs to be ongoing cross boundary strategic planning in relation to these sites including consideration of infrastructure requirements and highway improvements	Agree for the need to continue cross boundary working and evidence base development. Consider that the proposed new policy LP1 provides sufficient clarity as to the type of developments to come forward in the RPAs. Suggest addition of wording as follows: The level of housing growth for each RPA may be exceeded if the landscape and, infrastructure and highways impacts (including cross-boundary impacts) are acceptable and if the additional growth is needed to secure regenerations benefits as demonstrated through a viability appraisal.	Comment
87	02DLP	Spatial Strategy	CS1	concerned that the SHMA is in need of review	The SHMA has been updated and will inform the next stage of the Local Plan.	Comment
87	03DLP	Spatial Strategy	CS1	SUPPORT CBC seeking to meet their own housing requirement, but should avoid significantly over or under providing	Noted	Support
87	04DLP	Homes and Housing	CS10	Recognise the approach intended within the Plan. The next iteration should clearly set out in terms of numbers and site areas	Noted. The sites (including Reserve Sites and RPAs) in the Draft Local Plan are the potential sites and will be subject to further assessment before being taken through to the next stage of the plan where sites sufficient to meet the OAN will be proposed. This will be clarified in any supporting text.	Comment
87	05DLP	Regeneration Priority Areas	RPAs	recommended that CBC reconsiders the policy wording of CS 1 to 'maximise development opportunities in RPAs', and the policy wording of LP 1 that allows the level of housing growth in RPAs' to be exceeded'	Suggest change to CS1 as follows: The council will maximise regeneration benefits to existing communities offered by development opportunities in the following areas. Suggest addition of wording to LP1 as follows: The level of housing growth for each RPA may be exceeded if the landscape and, infrastructure and highways impacts (including cross-boundary impacts) are acceptable and if the additional growth is needed to secure regenerations benefits as demonstrated through a viability appraisal.	Objection
87	06DLP	Jobs Centres Facilities	CS13	the methodology used does not appear to follow government guidance by taking into account forecasts, and past take up rates in line with the NPPG ' Economic Development Needs Assessments' The [policy] should include a table identifying which sites contribute to the target	Concerns noted. An updated employment land paper will be released prior to the next iteration of the local plan going to consultation. This will set out an updated employment land supply position and review the approach taken by the existing methodology to ensure it is in line with the NPPG's requirements for EDNA.	Objection
87	07DLP	A Changing Climate	CS5	Object to allocation given the impact on local residents and the setting of Bolsover castle	Concerns noted, but no change required. Policy CS5 is sufficiently robust to ensure that any impacts are acceptable. Policy is consistent with the NPPF.	Objection

88	01DLP	Spatial Strategy	CS1	The Plan is unclear in terms of the size/nature of the [RPAs at Mastin Moor, Poolsbrook and Duckmanton] giving rise to concerns over the scale and nature of cross boundary impacts. there needs to be ongoing cross boundary strategic planning in relation to these sites, particularly the highway network, given the close proximity to Markham Vale and Coalite	Agree for the need to continue cross boundary working and evidence base development. Consider that the proposed new policy LP1 provides sufficient clarity as to the type of developments to come forward in the RPAs. Suggest addition of wording as follows: The level of housing growth for each RPA may be exceeded if the landscape and, infrastructure and highways impacts (including cross-boundary impacts) are acceptable and if the additional growth is needed to secure regenerations benefits as demonstrated through a viability appraisal.	Comment
88	02DLP	Spatial Strategy	CS1	concerned that the SHMAA is in need of review	An updated SHMA has been prepared and will be taken into account in preparing the next integration of the plan.	Comment
88	03DLP	Spatial Strategy	CS1	SUPPORT CBC seeking to meet their own housing requirement, but should avoid significantly over or under providing	Noted	Support
88	04DLP	Homes and Housing	CS10	Recognise the approach intended within the Plan. The next iteration should clearly set out in terms of numbers and site areas	Noted	Comment
88	05DLP	Regeneratio n Priority Areas	RPAs	recommended that CBC reconsiders the policy wording of CS 1 to 'maximise development opportunities in RPAs', and the policy wording of LP 1 that allows the level of housing growth in RPAs' to be exceeded'	Suggest wording in CS1 is revised: 'The council will seek to maximise regeneration benefits to communities from development opportunities in the following areas'. It is considered that LP1 provides a reasonable indication of likely scale of development without being overly restrictive.	Objection
88	06DLP	Jobs Centres Facilities	CS13	The methodology used does not appear to follow government guidance by taking into account forecasts, and past take up rates in line with the NPPG 'Economic Development Needs Assessments'. The [policy] should include a table identifying which sites contribute to the target	Noted. Further work on the employment land target and the sites required to meet this is underway and will form part of the next version of the Local Plan.	Objection
88	07DLP	A Changing Climate	CS5	Object to the allocation given local residents and the setting of Renishaw Hall	CS5 (a) ensures that impacts on heritage assets and their settings and impacts identified by affected local communities will be addressed if proposals come forward. The current and draft NPPF continues to require LPAs to consider identifying suitable areas for renewable and low carbon energy.	Objection
89	02DLP	Historic Environment		begin paragraph with reference to the NPPF requiring a positive approach to the historic environment in plan making	Noted. New text to be inserted at start of paragraph 8.15 "The NPPF requires a positive approach to the conservation and enjoyment of the historic environment" and at the end of the paragraph "…that impact upon the conservation and/or enhancement of heritage assets and their setting.	Comment
89	03DLP	Historic Environment		Revise to provide for the requirements of NPPF Para.139 in relation to non-designated archaeology which may warrant consideration as scheduled monument. Add reference to the Chesterfield Canal and the duty to co-operate with adjoining authorities	Reference to Chesterfield Canal has been added at the end of para 8.16. Para 8.17 has been amended to add reference to non-designated archaeology.	Comment
89	04DLP	Historic Environment		supporting text to Policy CS19 should make reference to the importance of industrial heritage	Reference added in para 8.15	Comment
89	05DLP	Historic Environment		All references to 'English Heritage' should be amended to 'Historic England'	References have been updated accordingly	Comment

89	06DLP	Historic Environment	CS19	Additional text should be included in respect of consideration of heritage assets in line with NPPF terminology i.e. references to harm and significance, and how impact will be assessed. The word 'preserve' is replaced with 'conserve' in line with NPPF terminology.	References have been updated accordingly	Comment
89	07DLP	Major Transport Infrastructure		add text be relating to the need to identify solutions within any Major Transport Infrastructure proposals to safeguard the route of the Chesterfield Canal in line with draft Policy LP2	Additional text inserted at end of paragraph "Proposals for the CSRR will need to identify solutions to safeguard the route and setting of the Chesterfield Canal in line with policy LP2."	Comment
89	08DLP	Making Great Places	RPAs	references to 'preserve' in relation to heritage assets are replaced with 'conserve' in line with NPPF terminology reference elements as heritage assets to ensure they are considered appropriately e.g. Poolsbrook area, Bullet Point (BP) iv	References have been updated accordingly	Comment
89	09DLP	River and Canal Corridors	Canal Corridors	Policy is welcomed in relation to this heritage asset. It is recommended that all references to 'preserve' in relation to heritage assets are replaced with 'conserve' in line with NPPF terminology	Noted, references have been updated accordingly	Support
89	10DLP	Making Great Places	PS1	Policy relates specifically to policy CS15 but policy CS19 is equally applicable. Consider additional supporting text to para 11.7 setting out that other policies will also be relevant. Heritage impact assessments should be required for major development applications to establish impact on heritage assets and their setting including zones of theoretical visibility impacts in respect of views to and from key landmarks e.g. the Crooked Spire etc	Text added at end of para 11.7	Comment
89	11DLP	Making Great Places	PS2	additional text should be included requiring a heritage impact assessment to be submitted	Additional bullet point added: "iv considered the impact upon heritage assets and their setting and identified any means of mitigation and/or enhancement through submission of a Heritage Impact Assessment."	Comment
89	12DLP	Making Great Places	PS3	additional text be included in the policy requiring a heritage impact assessment to be submitted	The site already benefits from Outline Planning Permission. The need for an assessment is considered sufficiently covered by the requirements of the NPPF and policy CS19. To avoid unnecessary repetition (of this and other application requirements) no change is proposed.	Comment
89	13DLP	Making Great Places	PS4	additional text be included in the policy requiring a heritage impact assessment to be submitted	Additional text added to bullet point e) "through submission of a heritage impact assessment where appropriate"	
89	14DLP	Making Great Places	PS5	BP l) should be revised to read '…heritage assets and their setting…' additional text be included in the policy requiring a heritage impact assessment to be submitted	"and their setting" added to bullet point L	Comment
89	15DLP	Constraints Map		It is recommended it include all designated heritage assets or none and be renamed accordingly	Noted, the constraints map will be updated accordingly.	Comment
90	02DLP	Spatial Strategy	CS1	Tha calculation of OAHN and proposed housing requirement will not meet the housing needs of the borough: - does not meet LEP growth aspirations - no adjustments for market signals - delivering affordable housing need - meeting unmet housing need from Sheffield	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection

90	03DLP	Spatial Strategy		Recommend as large a contingency as possible (at least 20%) in housing land supply	Agree that there needs to be sufficient flexibility to allow for non-implementation. This will be set out in a Housing Topic paper.	Comment
90	04DLP	Homes and Housing	CS10	Assumptions about lapse rates, non-implementation, lead in times and delivery rates should be correct and realistic. The housing supply should include the widest possible range of sites. Disagree with the approach to 5 YHLS, in particular use of Liverpool approach rather than Sedgefield in addressing shortfalls More information need about trigger mechanisms for the release of reserved sites where there is no 5 YHLS	Agree on the need for realistic assumptions. These will be set out in a Housing Topic paper, along with the approach to addressing the shortfall based on the updated SHMA evidence. It is acknowledged that further work is required on the mix of reserve sites, how to phase and what triggers would be, and any monitoring required.	Objection
90	05DLP	Homes and Housing	CS11	Whole plan viability evidence is required The change from 15 dwellings to 11 dwellings affordable housing threshold should be fully justified	The proposed threshold follows recent government guidance and is being tested through a whole plan viability appraisal and the results will inform the next stage of the Plan. CS11 also allows for flexibility with any requirements being subject to viability which can assessed on a site basis.	Objection
90	06DLP	Homes and Housing	CS11	Requirement for 25% adaptable and accessible homes should be fully justified including assessment of the impact on viability The policy should be revised in line with the NPPG guidance the wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling	The proposed policy is being tested through a whole plan viability appraisal and the results will inform the next stage of the Plan. CS11 also allows for flexibility with any requirements being subject to viability which can assessed on a site basis. Agree that policy CS11 wording could be amended to clarify the position on wheelchair accessible housing.	Objection
90	07DLP	Design and the Built Environment	CS18	The percent for art requirement should be removed from the policy in line with paragraph 204 of the NPPF, the Community Infrastructure Levy (CIL) Regulations (2010) and the NPPG (ID 23b-004-20140306) which states that "planning obligations should not be sought – on for instance, public art – which are clearly not necessary to make a development acceptable in planning terms".	The reference to the NPPG refers to a previous version of the guidance. The reference to Public Art has been deleted from the latest version of the NPPG (ID: 23b-004-20150326)	Objection
91	02DLP	Spatial Strategy	CS1	The Local Plan fails to identify the full and objectively assessed needs for market and affordable housing in accordance with the NPPF. - The data used is significantly out of date and should be updated - the OAN falls short of economic requirements and should include an uplift to reflect LEP targets - land should be over-allocated by 20% in line with the Local Plans Expert Group findings	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper. Agree that there needs to be sufficient flexibility to allow for non-implementation. This will be set out in a Housing Topic paper.	Objection
91	03DLP	Homes and Housing	CS10	There is an ambiguous and unreasonable approach to allocating sites for housing - it is not clear what sites are proposed to be allocated and no evidence of allocations being deliverable or developable - Sites LAA 294 and 295 should be identified as potential housing allocations to meet present needs not as part of a strategic location	The sites (including Reserve Sites and RPAs) in the Draft Local Plan are the potential sites and will be subject to further assessment before being taken through to the next stage of the plan where sites sufficient to meet the OAN will be proposed. This will be clarified in any supporting text. Evidence on deliverability will be set out in a Housing Topic paper.	Objection

91	04DLP	Homes and Housing	CS11	No evidence is provided to justify the change in affordable housing threshold from 15 to 11 and no viability testing The council should consider devising area specific targets to reflect variations in residential sub markets Object to the mix of homes outlined on page 49 The evidence supporting the provision of 25% M4(2) compliant dwellings is not robust or justified The policy does not provide flexibility to consider site specific constraints The policy should be re-worded in respect of M4(30 standard to make clear provision only applies to dwellings where the LA is responsible for allocating/nominating a person to live in that dwelling.	The proposed threshold follows recent government guidance and is being tested through a whole plan viability appraisal and the results will inform the next stage of the Plan. CS11 also allows for flexibility with any requirements being subject to viability which can assessed on a site basis. The council's CIL evidence reflects variations across the borough and is used to inform negotiations on affordable housing. This is considered sufficiently flexible to allow for site specific considerations such as a contaminated parcel of land within a high CIL zone for example. The proposed policy CS11 is being tested through a whole plan viability appraisal and the results will inform the next stage of the Plan. CS11 also allows for flexibility with any requirements being subject to viability which can assessed on a site basis. Agree that policy CS11 wording could be amended to clarify the position on wheelchair accessible housing. The mix of housing (page 49) will be revised based on the updated SHMA.	Objection
91	05DLP	Design and the Built Environment	CS18	The percent for art requirement should be removed from the policy in line with the NPPG (ID 23b-004-20140306) which states that “planning obligations should not be sought – on for instance, public art – which are clearly not necessary to make a development acceptable in planning terms”.	The reference to the NPPG refers to a previous version of the guidance. The reference to Public Art has been deleted from the latest version of the NPPG (ID: 23b-004-20150326)	Objection
91	06DLP	Travel and Transport	CS20	Policy should be re-worded to be consistent with paragraph 39 of the NPPF through the addition of an additional criterion : "vii Local Car Ownership Levels"	An additional criteria will be added to policy CS20 as suggested	Objection
92	01DLP	Spatial Strategy	CS1	Object to OAN figure. It is too low and will constrain supply.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
92	02DLP	Spatial Strategy	CS1	Object to boundary of SG1. ARUP evidence clear that section B of SG1 has low risk of Brimington and tapton merging, and may need refining to support future growth. Promoted site should not be in gap. Brimington Common is sustainable location.	Noted. Although the evidence does indicate that SG1 could be refined to support future growth, this is considered by the council as being beyond the plan period. Sufficient sites are available to meet housing needs without encroaching on important strategic gaps between settlements, however low the risk of merging is.	Objection
93	01DLP	Homes and Housing	CS1	SHMR uses the SHMA 2014 which is based on out of date information.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
93	02DLP	Homes and Housing	CS1	OAHN does not take account of economic growth in relation to housing provision, with there being inadequate housing requirement to support the level of economic growth planned for.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
93	03DLP	Homes and Housing	CS10	Reserve sites deliverability in question and threatens plans flexibility to increase supply if required.	The sites (including Reserve Sites and RPAs) in the Draft Local Plan are the potential sites and will be subject to further assessment before being taken through to the next stage of the plan	Objection
93	04DLP	Regeneration Priority Areas		RPA's purpose, achievability and viability are not adequately justified with regard to the sites within these areas.	The purpose of the RPAs was established in the Core Strategy. The sites (including Reserve Sites and RPAs) in the Draft Local Plan are the potential sites and will be subject to further assessment before being taken through to the next stage of the plan	Objection
93	06DLP	Spatial Strategy	CS1	GB release is necessary to achieve levels of housing delivery needed for level of economic growth sought by the plan with regard to the SCR.	Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection

93	07DLP	Spatial Strategy	CS1	GB release is necessary to ensure adequate amount, flexibility and variety in a deliverable housing land supply to ensure the proposed and also a revised higher OAHN is met, including affordable housing provision.	Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
93	08DLP	Spatial Strategy	CS1	Housing requirement should be higher at 326dpa to support the level of economic growth envisaged by the plan and when accounting for all updated relevant OAHN calculation factors should be 469dpa.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
93	09DLP	Spatial Strategy	CS1	A Green Belt review is necessary to ensure a sustainable pattern of development, with GB land to the South and West of Chesterfield Town Centre weakly fulfilling GB purposes. Land to West of Walton Hospital only weakly fulfils GB purposes. The GB status of the site should not make it sequentially less appropriate than other non-GB sites.	Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
93	10DLP	Spatial Strategy	CS1	Land to west of Walton Hospital off Whitecotes Lane (2.2Ha) is a sustainable site that performs better than some draft allocations and is a reasonable alternative to proposed allocations. It should be allocated for housing to ensure that the plan can meet OAHN and economic growth requirements with sufficient flexibility to adapt to changes.	The submitted sites will be subject to assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. As the sites are within the Green Belt they are unlikely to pass the first stage.	Objection
93	11DLP	Spatial Strategy	CS1	Land off Harehill Road (3.95Ha) within NEDDC is a sustainable site that performs better than some draft allocations and is a reasonable alternative to proposed allocations. It should be allocated for housing to ensure that the plan can meet OAHN and economic growth requirements with sufficient flexibility to adapt to changes. The site only fulfils Green Belt purposes weakly. It should be promoted through cross-boundary working between CBC and NEDDC.	Any submitted sites within the borough will be subject to assessment using the council's Land Availability Assessment Methodology before a decision is taken on whether to progress to the next stage of plan-making. As the sites are within the Green Belt they are unlikely to pass the first stage.	Objection
93	12DLP	Strategic Objectives	CS3	Repeats paragraph 14 of the NPPF and so superfluous.	Noted.	Objection
93	13DLP	Location of Developmen t	CS2	New housing requirement of 469dpa should be inserted.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
93	14DLP	Homes and Housing	CS10	Housing requirement should be increased to 469dpa to account for economic growth and to allow greater flexibility with release of GB land through a review, otherwise the plan is not effective.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper. Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
93	15DLP	Homes and Housing	CS11	A higher housing requirement of 469dpa is appropriate to meet OAHN as revised, and for it to be deliverable, and deliver more affordable housing and a greater range of housing, the release of GB land is necessary.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper. Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
93	16DLP	Jobs Centres Facilities	CS13	The housing requirement needs to be increased to match the planned economic growth or economic growth needs to be reduced to balance.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
93	17DLP	Design and the Built Environment	CS18	Plan is not clear if the sustainable design policy is supported by viability evidence and takes into account Building Regulations.	A Whole Plan Viability Assessment supports the Local Plan and assesses the combined impacts of Local Plan policies on development viability.	Objection
93	18DLP	Spatial Strategy		SFRA is out of date and is relied on as evidence to support urban and brownfield development that forms a significant part of the spatial strategy.	The SFRA is being updated through joint working with the Environment Agency on the 'Chesterfield Floor Risk Investigation' and with Derbyshire County Council on the Integrated Flood Model. The Environment Agency has confirmed that these will satisfy the requirement for an SFRA.	Objection
94	01DLP	Homes and Housing	CS1	SHMR uses the SHMA 2014 which is based on out of date information.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection

94	02DLP	Homes and Housing	CS1	OAHN does not take account of economic growth in relation to housing provision, with there being inadequate housing requirement to support the level of economic growth planned for.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
94	03DLP	Homes and Housing	CS10	Reserve sites deliverability in question and threatens plans flexibility to increase supply if required.	The sites (including Reserve Sites) in the Draft Local Plan are the potential sites and will be subject to further assessment before being taken through to the next stage of the plan where sites sufficient to meet the OAN will be proposed. This will be clarified in any supporting text. Evidence on deliverability will be set out in a Housing Topic paper.	Objection
94	04DLP	Regeneration Priority Areas		RPA's purpose, achievability and viability is not adequately justified with regard to the sites within these areas.	The purpose of the RPAs was established in the Core Strategy. The sites (including Reserve Sites and RPAs) in the Draft Local Plan are the potential sites and will be subject to further assessment before being taken through to the next stage of the plan	Objection
94	06DLP	Spatial Strategy	CS1	GB release is necessary to achieve levels of housing delivery needed for level of economic growth sought by the plan with regard to the SCR.	Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
94	07DLP	Spatial Strategy	CS1	GB release is necessary to ensure adequate amount, flexibility and variety in a deliverable housing land supply to ensure the proposed and also a revised higher OAHN is met, including affordable housing provision.	Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
94	08DLP	Spatial Strategy	CS1	Housing requirement should be higher at 326dpa to support the level of economic growth envisaged by the plan and when accounting for all updated relevant OAHN calculation factors should be 469dpa.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
94	09DLP	Spatial Strategy	CS1	A Green Belt review is necessary to ensure a sustainable pattern of development, with GB land to the South and West of Chesterfield Town Centre weakly fulfilling GB purposes. Land to West of Walton Hospital only weakly fulfils GB purposes. The GB status of the site should not make it sequentially less appropriate than other non-GB sites.	Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
94	10DLP	Homes and Housing		Land at Brookside Glen (13.5Ha) is a sustainable site that performs better than some draft allocations and is a reasonable alternative to proposed allocations. It should be allocated for housing to ensure that the plan can meet OAHN and economic growth requirements with sufficient flexibility to adapt to changes.	All sites will be subject to further assessment before being taken forward to the next stage of the Plan. As the sites are within the Green Belt they are unlikely to pass the first stage.	Objection
94	11DLP	Homes and Housing		Land at Brookside Glen (13.5Ha) only fulfils Green Belt purposes weakly and a new well defined boundary could be provided. The site can be developed to militate against flood risk, ecological impacts and visual/landscape impacts. Footpaths across the site can be accommodated and enhanced. It is a logical and deliverable allocation for the Local Plan.	All sites will be subject to further assessment before being taken forward to the next stage of the Plan. As the sites are within the Green Belt they are unlikely to pass the first stage.	Objection
94	12DLP	Strategic Objectives	CS3	Repeats paragraph 14 of the NPPF and so superfluous.	Noted.	Objection
94	13DLP	Location of Development	CS2	New housing requirement of 469dpa should be inserted.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
94	14DLP	Homes and Housing	CS10	Housing requirement should be increased to 469dpa to account for economic growth and to allow greater flexibility with release of GB land through a review; otherwise the plan is not effective.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper. Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection
94	15DLP	Homes and Housing	CS11	A higher housing requirement of 469dpa is appropriate to meet OAHN as revised, and for it to be deliverable, and deliver more affordable housing and a greater range of housing, the release of GB land is necessary.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper. Sufficient land is available outside the Green Belt to deliver the borough's OAN and allow for flexibility.	Objection

94	16DLP	Jobs Centres Facilities	CS13	The housing requirement needs to be increased to match the planned economic growth or economic growth needs to be reduced to balance.	The updated SHMA will inform the next stage of the Local Plan and be detailed in a Housing Topic paper.	Objection
94	17DLP	Design and the Built Environment	CS18	Plan is not clear if the sustainable design policy is supported by viability evidence and takes into account Building Regulations.	A Whole Plan Viability Assessment supports the Local Plan and assesses the combined impacts of Local Plan policies on development viability.	Objection
94	18DLP	Spatial Strategy		SFRA is out of date and is relied on as evidence to support urban and brownfield development that forms a significant part of the spatial strategy.	The SFRA is being updated through joint working with the Environment Agency on the 'Chesterfield Floor Risk Investigation' and with Derbyshire County Council on the Integrated Flood Model. The Environment Agency has confirmed that these will satisfy the requirement for an SFRA.	Objection
95	01DLP	Vision		The vision should show much stronger recognition of our global responsibilities and the need to mitigate and adapt to these threats. Some of the wording used in the vision is very passive, for example, “Proposals for renewable and low carbon energy generation are supported. “ Instead we consider that the overriding imperative of meeting climate change targets requires a more proactive approach, for example, “Opportunities for renewable and low carbon energy generation for new developments are prioritised and maximised to reduce the emissions of greenhouse gases.”	Noted. The policy is considered sufficiently positive and complies with national guidance. No change.	Objection
95	02DLP	Strategic Objectives		Not clear why in paragraph 1.23 “Current levels of car parking are maintained, but most new public car parking takes the form of park and ride or park and walk schemes.” Given the emphasis on reducing car use and encouraging sustainable forms of transport, it is not clear why levels of car parking should be maintained for the next 20 years which seems a very inflexible and unhelpful requirement. There is clear evidence (which we can provide) at both a workplace and national level showing the importance of combining disincentives to driving with incentives for alternative travel. The Association of Town and City Management 2016 report on innovative practices in parking provision suggest that although parking is highly emotive, “an opportunity cost often comes with the loss of other uses that parking provision may replace, potentially taking footfall and spend with it. More cars could also contribute to undesirable changes to the public realm that come with roads and traffic.” The report offers effective solutions to reducing levels of parking with no loss of retail custom. We would urge the Borough to look at best practice elsewhere, to better manage the existing parking space and look at ways of reducing it further to improve the public realm.	Providing a balance between sufficient parking to support economic activity and highways safety, and encouraging modal shift, is challenging. Reductions in parking (disincentives) must be balanced with improvements Maintaining existing parking levels with the level of growth would result in proportionally less parking being available. However it is acknowledged that a more flexible approach would be appropriate and therefore the wording has been amended to "Appropriate levels of car parking are provide to meet the residual demand, but and most new public car parking takes the form of park and ride or park and walk schemes." This better reflects the hierarchy of interventions and prioritisation of demand, management measures.	Objection
95	03DLP	Travel and Transport	CS20	The local plan needs to include a requirement for increasing incentives for low emission vehicles such as electric vehicles by providing electric charging points in carparks. Chesterfield is currently sorely lacking in EV charging points compared to other towns and cities. Although Policy CS20 refers to “provision of opportunities for electric vehicles where appropriate” this could be reworded more positively as “ensure opportunities for electric vehicles are provided at all major carparks”.	A new policy on electric vehicle charging is being prepared and will be incorporated into the next iteration of the Local Plan.	Objection
95	04DLP	Strategic Objectives		Transition Chesterfield fully supports policy S1: “Minimise greenhouse gas emissions in line with Government targets, increase the use of renewable energy and help the borough adapt to the effects of climate change.”	Noted	Support

95	05DLP	Strategic Objectives		Suggest that policy S8 needs to be strengthened accordingly by adding the words in red: “Ensure that new development is designed to a high [energy efficiency] standard, promotes architectural quality, protects and enhances the boroughs historic environment and reflects local distinctiveness.”	Policy S8 has been reworded to include reference to energy efficiency: "Ensure that new development is designed to a high standard that, promotes architectural quality, energy efficiency, protects and enhances the boroughs historic environment, and reflects local distinctiveness."	Objection
95	06DLP	A Changing Climate	CS5	Transition Chesterfield supports policy CS5 on Renewable Energy but thinks it can be strengthened by the following changes to the wording: “Opportunities for renewable energy generation will be prioritised and maximised particularly where they have wider social, economic and environmental benefits, provided that the direct and cumulative adverse impacts of the proposals on the following assets are acceptable, or can be made so: a) the historic environment including heritage assets and their setting; b) natural landscape and townscape character; c) nature conservation; d) amenity – in particular through noise, dust, odour, and traffic generation.”	Noted. The policy is considered sufficiently positive and complies with national guidance. No change.	Objection
95	07DLP	A Changing Climate	CS5	We would also like to express our disappointment that the existing policy is rarely implemented, even where opportunities exist. For example, there was no mention of renewable energy in the planning conditions for Walton Works despite opportunities for capturing the heat from Robinsons Works and this being a priority site for district heating. We support further development of district heating, which should be based on Combined Heat and Power (CHP) and recommends the Council mandates the connection to CHP for the developments listed, rather than making it optional. The Royal Hospital should also be included as one of the District Heating Opportunity Areas.	Noted. The policy is considered sufficiently positive and complies with national guidance. The district heating opportunity areas are based on evidence in the Renewable Energy Study. No change.	Objection
95	08DLP	Sustainable Management of the Water Cycle	CS7	Transition Chesterfield supports policy CS7 on flood risk, particularly the provisions for SUDS but urge the council to improve its training and knowledge of SUDS as several very poor quality schemes have been given planning permission, and opportunities to incorporate SUDS have been missed largely due to the lack of expertise within the council.	Noted. The council relies heavily on comments from DCC as Lead Local flood authority in terms of the design and approval of SuDs schemes.	Support
95	09DLP	Environmental Quality	CS8	The wording of policy CS8 on a healthy environment which suggests that developments that makes an AQMA worse can be considered. In areas that are exceeding air quality standards no development should be permitted that will worsen air quality and endanger the health of local residents. The causes of air pollution should be addressed at source, for example, by reducing traffic, reducing traffic speeds (very effective for diesel vehicles) or the introduction of clean air zones as is done in other cities with air quality problems, incentivising low emission vehicles and restricting the dirtiest, oldest vehicles. Buses as well as cars need to be upgraded or replaced with low emission vehicles wherever possible.	The sentence "unless there are significant material considerations that would outweigh the harm" to be deleted.	Objection
95	10DLP	Green Infrastructure and Biodiversity	CS9	Transition Chesterfield supports policy CS9 on green infrastructure and biodiversity, especially the aim to increase tree cover in the Borough. This policy could also note that increased tree cover helps provide an urban cooling effect and mitigate the impacts of air pollution and climate change. New woodland areas could provide multiple benefits including amenity, ecological value, fuelwood. There are also many areas – too numerous to mention - of other amenity open space which would be suitable for native tree planting, or fruit/nut tree planting.	Paragraph 5.8 has been amended to read: "Tree and woodland planting Increased tree cover will help the borough to respond to climate change, provides an urban cooling effect, can mitigate the impacts of some forms of air pollution, provide and flood alleviation and, as well as improve biodiversity and levels of amenity"	Support

95	11DLP	Open Spaces	CS9(b)	Transition Chesterfield supports policy CS9 and the protection of open space and allotments but cautions that CBC needs to have up to date evidence in support of the need for such sites to prevent speculative developers challenging the need for these, and planning permission being granted due to a lack of evidence rather than a lack of need.	Noted. An updated assessment of Public Open Space is currently being prepared.	Support
95	14DLP	Design and the Built Environment	CS18	Policy CS18 on Design contains no specific requirements and is a step backwards from the old CS6 which requires specific standards for residential and non-residential buildings. The rather woolly specifications ('minimise water use, seek to use less energy, make use of renewable energy' etc.) are too easily side-stepped by developers. There needs to be clear and specific targets that developers need to meet that go beyond merely meeting regulatory standards. For example there is no good reason why all new developments should not have solar PV panels on their roofs, particularly large warehouse developments at Markham Vale etc. This will help future-proof residents and tenants from rising energy prices, and help contribute to reduced greenhouse gases and air pollution. We urge the council to specify more specific and ambitious requirements in this policy.	The Deregulation Act 2015 effectively removed the ability of Planning Authorities to require energy efficiency measures (or other measures) for new housing other than those 'Optional Requirements' set out in the building regulations. This was reinforced by the dropping of the proposed Zero Carbon Homes target. The Optional Requirements only apply where a condition is placed on a planning application, which requires that they be made a requirement in a Local Plan. To do so, the Local Planning Authority must provide evidence of a local need of the standards and they will not adversely affect the viability of new development. The council has not had the resources to undertake such a study and therefore is not in a position to implement the optional standards.	Objection
95	15DLP	Travel and Transport	CS20	Policy CS20 on reducing the demand for travel is generally supported except for the suggested change in wording to support for electric vehicle charging. We would also like to see more positive wording to reduce the demand for parking and ensure there is a presumption to reduce parking through provision of alternative means of transport and sustainable design.	Policy CS20 has been reworded to reflect more positively the hierarchy of transport interventions and provide more detail on how levels of car parking will be assessed. A new policy relating to electric vehicle charging is being prepared for inclusion in the next iteration of the Local Plan.	Support
95	16DLP	Travel and Transport	CS20	We welcome the news in paragraph 9.7 that the council is working with Derbyshire County Council and local partners to identify and designate a similar network of walking routes, and will be the subject of further work during the Local Plan period to improve, promote and where appropriate, extend them.	Noted	Support
95	17DLP	Travel and Transport	CS20	Paragraph 9.11 refers to the lack of a single bus interchange in the borough, and suggests that New Beetwell St serves a similar function to an interchange. However we consider that Chesterfield would benefit from a properly integrated public transport interchange, preferably next to or near the railway station.	Noted. The HS2 Growth Strategy is relevant and will be reflected in the next stage of the plan.	Objection
95	18DLP	Major Transport Infrastructure	CS21	As noted in our previous submission Transition Chesterfield does not support policy CS21 Major Transport Infrastructure. In particular we do not support the Chesterfield Staveley regeneration route or the Staveley northern loop road which will create further induced traffic, further air pollution problems and cannot be justified on traffic, health and environmental grounds. Instead an integrated and sustainable transport solution should be considered. We recommend a combination of a shuttle light rail service (running on the existing rail line with a station at Barrow Hill), cycle and walking routes together with a good bus service. This would minimise traffic generated by the development. We also object to the removal of references to rail provision from the old policy which limits the provision of this more sustainable option in the future.	Noted. The northern loop road has permission, and the regeneration route is a project in DCC Local Transport Plan. There is currently no evidence to support a business case for a light rail service.	Objection

95	19DLP	Regeneration Priority Areas	RPAs	We support the policy LP1 on the regeneration of priority areas, which will support projects that improve the quality of the area and the existing housing stock through refurbishment and/or redevelopment. This presents an opportunity to upgrade the energy efficiency of existing houses through projects such as Energiesprong which can refurbish homes to net zero carbon levels.	Noted	Support
95	20DLP	Making Great Places	PS2	We support policy PS2 on the Chatsworth Rd Corridor and in particular that the strategic walking and cycling routes through this area are enhanced and not fragmented by development. Redevelopment of this area provides a great opportunity to open up the River Hipper for amenity as a greenway/quiet way and to link the river with other habitats as a green corridor.	Noted	Support
95	21DLP	Making Great Places	PS4	We would like something added to policy PS4 to the effect that any development in this area enhances any cycling/walking infrastructure for this largely unsustainable out of town development.	A further criteria has been added to PS4 "e) make appropriate provision for walking and cycling access to development in accordance with policy CS20"	Objection

Summary of Main Issues by Policy

Chesterfield Borough Council Local Plan 2018-2033
Submission Version
(Regulation 20)

June 2019

This document shows summaries of the main issues raised by representations to the consultation on the submission version of the Local Plan. It shows the issue raised and the representation reference and name or organisation of those making the representation.

The report has been prepared to assist the Planning Inspector in examining the 'soundness' of the Local Plan. The summaries of representations are necessarily succinct and the issues are presented from the representees', rather than the Council's perspective.

This document does not show all representations. Full copies of all representations including summaries have been made available to the Planning Inspector and are also available for the public to view.

The paragraph numbering used in the left hand column of the tables in the following document are purely to allow reference to the contents of the tables and do not relate to paragraphs within the submission version of the Local Plan.

1. Vision and Strategic Objectives

Summary of Main Issues	Comment ID, Name and Organisation
1.1 If automated on-call cars are widely introduced in the future there would be a significant reduction in car use and ownership and car parks could be turned into parks. Housing requirements may also change if people can work whilst commuting and live further from towns. Electric vehicles will lead to less air pollution.	Beasley, Tony (861) 6 SLP
1.2 Greater protection should be given to greenfield land for farming, wildlife and amenity. Land at Bamford Road has little protection compared to areas covered by SG2. Similar protection should given to the land South of Inkersall.	Tofield, John and Wagstaff, Catherine (860) 2 SLP

2. Policy LP1

Summary of Main Issues	Comment ID, Name and Organisation
2.1 The Plan Period will be less than the 15 year plan period set out in the 2019 NPPF.	Gladman Developments Ltd(851) 4 SLP Hall Construction Services Ltd (842) 1 SLP Home Builders Federation (90) 2 SLP Sheffield City Council (85) 3 SLP
2.2 Plan periods across the HMA are not aligned and this may mean that HMA wide need is not addressed and under-delivery overlooked.	Hall Construction Services Ltd (842) 1 SLP
2.3 (a) The strategy of concentration and regeneration, including an overreliance on large sites including brownfield land, is too restrictive and not flexible enough in the context of the NPPF, and is unlikely to deliver. 2.3 (b) The strategy is not flexible enough to ensure the Borough's housing needs are met should a deliverable 5 year supply not be demonstrable.	Gladman Developments Ltd(851) 4 SLP Midlands Land Portfolio Ltd (854) 1 SLP Persimmon Homes Nottingham (863) 1 SLP Smith, K (858) 1 SLP
2.4 The housing requirement does not account adequately for: a) economic growth b) affordable housing c) flexibility to meet potential need from neighbouring authorities d) 20% buffer And should be uplifted accordingly.	Barratt David Wilson Homes North Midlands (855) 1 SLP Gladman Developments Ltd(851) 4 SLP Hall Construction Services Ltd (842) 1 SLP Home Builders Federation(90) 2 SLP Persimmon Homes Nottingham (863) 1 SLP Strategic Development Land Ltd (843) 1 SLP The Guinness Partnership (857) 1 SLP Wildgoose Homes (645) 2 SLP
2.5 The plan does not show a realistic housing trajectory and clear evidence of a 5 year supply for the likely year of adoption	Gladman Developments Ltd (851) 7 SLP Home Builders Federation (90) 3 SLP
2.6 (a) Spreading the housing shortfall over the whole plan period as opposed to the first five years is unjustified. 2.6 (b) A 20% buffer should be applied to the housing shortfall.	Gladman Developments Ltd (851) 4 and 7 SLP Hall Construction Services Ltd (842) 1 SLP Home Builders Federation (90) 2 SLP
2.7 Larger shortfall likely if the Council has not used the MHCLG definition of ready for occupation or similar.	Home Builders Federation (90) 3 SLP

2.8	The SHMA fails to include parts of Derbyshire and Sheffield City Region in the HMA and it does not take account of existing local housing shortfall or employment growth and associated migration of neighbouring authorities.	Strategic Development Land Ltd (843) 1 SLP
2.9	Housing and jobs growth from investment through the Government Housing Infrastructure Fund at the Staveley and Rother Valley Corridor, or development around Chesterfield Station through the arrival of the HS2 line and associated services are not factored into the Plan.	Sheffield City Region (844) 3 SLP
2.10	Green Belt should be reviewed and appropriate sites released.	Barratt David Wilson Homes North Midlands (855) 1 SLP Persimmon Homes Nottingham (863) 1 SLP Strata Homes Ltd (93) 1 SLP Smith, K (858) 1 SLP
2.11	Green Wedges and Strategic Gaps are not adequately justified and are too restrictive.	Fisher German and Norah Simon (859) 1 SLP
2.12	Employment land allocation is not adequate to meet demand for B8 land uses and should be a minimum not a maximum.	Henry Boot Developments (846) 1 SLP
2.13	Employment requirement and allocation should be broken down with a specific figure for office uses.	Sheffield City Council (85) 5 SLP
2.14	Grangewood / St. Augustine's / Birdholme / Derby Road and Staveley / Middlecroft need to be added to the list of Regeneration Priority Areas	Sellers, Dan (9) 2 SLP
2.15	Object to policy LP1 due to inclusion of land to the south east of Chesterfield Road, Brimington within Strategic Gap SG1 as not consistent with evidence base. Site is necessary to ensure plan strategy is deliverable and there is adequate flexibility in supply.	Sissons, Frank (856) 1 SLP

3. Policy LP2

Summary of Main Issues		Comment ID, Name and Organisation
3.1	The criteria (a), (b), (c) and (g) of policy LP2 are more restrictive than the NPPF and allow little flexibility in a situation of low delivery of housing. Policy restrictive as a whole and a more positive policy and greater flexibility required given historical under-delivery.	Gladman Developments Ltd (851) 5 SLP Midlands Land Portfolio Ltd (854) 2 SLP Persimmon Homes Nottingham (863) 2 SLP
3.2	Over reliance on brownfield sites brings into question the Plans deliverability.	Hall Construction Services Ltd (842) 2 SLP
3.3	The 800m walking distance requirement is too restrictive, does not take account of the quality of routes and would exclude sustainable sites.	Gladman Developments Ltd (851) 5 SLP Hollins Strategic Land (847) 2 SLP Midlands Land Portfolio Ltd (854) 2 SLP
3.4	The policy should allow for greenfield sites where the Council are unable to demonstrate a flexible and responsive supply of housing land.	Gladman Developments Ltd (851) 5 SLP Midlands Land Portfolio Ltd (854) 2 SLP

3.5 A windfall allowance should be built into the Plan.	Midlands Land Portfolio Ltd (854) 2 SLP
3.6 Policy LP2 should include sites which are within 800m of a local centre but not within a regeneration priority area.	Strategic Development Land Ltd (843) 2 SLP
3.7(a) The policy does not recognise the importance of significantly boosting the supply of land available for growth in the Park Home sector. 3.7 (b) The Plan should seek to bring park home provision up to the national average in terms of number and mix of size. 3.7 (c) The 800m requirement unfairly burdens businesses on unallocated sites whereas some allocated sites are not similarly constrained.	Cathmal Ltd (852) 9 SLP

4. Policy LP3

Summary of Main Issues	Comment ID, Name and Organisation
4.1 LP3 should be applied on the basis of development having to meet paragraphs 1.1, 1.7, 1.13 and 2.13 and policy LP1.	Bevilacqua, David (51) 7 SLP
4.2 LP3 is unnecessary and should be deleted.	Home Builders Federation (90) 6 SLP
4.3 Policy should be updated to reflect the revised NPPF (2019) in particular paragraph 11.	Hall Construction Services Ltd (842) 3 SLP Hollins Strategic Land (847) 4 SLP
4.4 Object to Policy LP3 and the exclusion of the Land to the West of Northmoor View as an alternative site. This smaller identified site should be allocated for housing.	Sissons, Frank (856) 2 SLP

5. Policy LP4

Summary of Main Issues	Comment ID, Name and Organisation
5.1 LP4 should be applied on the basis of development having to meet paragraphs 1.1, 1.7, 1.13 and 2.13 and policy LP1.	Bevilacqua, David (51) 8 SLP
5.2 It is not clear how the site assessment work has been applied to the site allocations in order to ensure they could be deliverable e.g. Site H3 Manor House Farm, is likely to cause substantial harm to the setting of the Listed Building yet is included as an allocation.	Historic England (89) 2 SLP
5.3 A housing trajectory is needed in the Plan.	William Davis Ltd (91) 1 SLP
5.4 LP4 Table 4 should be amended to clarify which sites have planning permission (or resolution to grant planning permission) and those sites which are new allocations.	William Davis Ltd (91) 1 SLP
5.5 The site assessment approach of discounting sites with 75% or more of area inside Green Belt is not sound, as splitting or amalgamating sites can skew results e.g. If site 26 was incorporated with allocation sites H27 and H28 this threshold might not be triggered.	Strata Homes Ltd (93) 2 SLP
5.6 No account of schools places and General Practitioner	Barron, Paul (177) 2 SLP

	capacity has been taken in light of planned development.	
5.7 (a)	Policy LP4 (with its link to Policies LP1 and LP2) is too restrictive and should permit unallocated sustainable sites regardless of the land supply situation or their greenfield/brownfield status. This would ensure adequate flexibility, deliverability of supply and consistency with the NPPF	Gladman Developments Ltd (851) 7 SLP Hall Construction Services Ltd (842) 4 SLP Persimmon Homes Nottingham (863) 3 SLP Strategic Development Land Ltd(843) 3 SLP
5.7 (b)	Policy LP4 is linked to Policy LP2 with its 800m walking distance requirement. The 800m walking distance requirement in Policy LP2 is too restrictive and should be removed in preference for a reference to national guidance on acceptable walking distances in the policy justification/supporting text.	Hollins Strategic Land (847) 2 SLP
5.8	Over-reliance on brownfield sites without planning permission is risky and the supply is not sufficiently justified by a robustly evidenced trajectory and will not deliver the necessary uplifted housing requirement to meet needs.	Hall Construction Services Ltd (842) 4 SLP Strategic Development Land Ltd (843) 3 SLP
5.9	Paragraph 3.8 sets out that, where monitoring indicates the Council is unable to demonstrate a 5-year supply of deliverable housing sites, they will 'take action'. Further clarity is sought regarding the potential measures to be put in place.	Hall Construction Services Ltd (842) 4 SLP
5.10	No justified housing trajectory or updated Housing Land Supply assessment has been prepared to support the Local Plan. It is therefore difficult to assess whether the plan will be able to demonstrate a robust five year HLS.	Gladman Developments Ltd (851) 7 SLP
5.11	Council should apply the Sedgefield approach for calculating HLS	Gladman Developments Ltd (851) 7 SLP
5.12	Policy should account for the need for growth in the Park Home sector and restrict housing development on allocations if they would in effect ''contribute to greater imbalance in the Borough housing stock to the detriment of its Park Home fraction."	Cathmal Ltd (852) 10 SLP
5.13	Criterion (d) is not clear and should promote redevelopment if a demonstrably positive landscape effect	Cathmal Ltd (852) 10 SLP
5.14	Sub-section (f) on page 23 should be reworded to refer specifically to Park Homes and support these in the interests of restoring balance and choice in housing stock, given that no sites allocated for Park Home development.	Cathmal Ltd (852) 10 SLP
5.15	Policy LP4 should be amended (suggested wording provided), as it may not provide the necessary flexibility in supply of housing sites to meet identified housing need in a context of persistent under-delivery, due to: - built up area not being defined - 5yr supply trigger is too rigid - windfall allowance is lacking	Midlands Land Portfolio Ltd (854) 3 SLP

	- lack of a small sites policy	
5.16	The scale of housing proposed is too low and will not sufficiently boost the supply of housing over the plan period. Nor will it meet the Council's economic growth aspirations.	Barratt David Wilson Homes North Midlands (855) 2 SLP
5.17	Object to Policy LP4 and the exclusion of Land to the West of Northmoor View as an 'alternative' site for housing. This smaller identified site should be allocated for housing.	Frank Sissons (856) 3 SLP
5.18	Object to the failure to allocate the deliverable land east of Lodge Close, Brimington	The Guinness Partnership (857) 2 SLP
5.19	Land to North of Newbridge Lane is a deliverable site and will allow greater flexibility in the Council's housing land supply. It should be allocated.	Fisher German and Norah Simon (859) 2 SLP
5.20	Housing targets can overstate actual need and do not necessarily provide the required mix of homes (e.g. affordable). The failure to include Staveley in the 5YHS could result in greenfield sites being used. A brownfield first approach should be taken.	Tofield, John and Wagstaff, Catherine (860) 1 SLP

6. Policy LP5

Summary of Main Issues		Comment ID, Name and Organisation
6.1	Clarity on the requirements for affordable housing and adaptable and accessible housing is needed, the policy being unclear (suggested wording provided).	Chatsworth Settlement Trustees (68) 13 SLP
6.2 (a)	Justification for seeking to meet the identified affordable housing need within the first 5 years of the plan is needed.	Chatsworth Settlement Trustees (68) 13 SLP Home Builders Federation (90) 4 SLP
6.2 (b)	The requirement for affordable housing needs to be fully justified given the predicted surplus at the end of the plan period.	
6.3 (a)	The cumulative burden of policy requirements should be set so that most development is deliverable without further viability assessment negotiations.	Home Builders Federation (90) 4 SLP
6.3 (b)	Policy needs to recognise the significant costs of development brownfield land.	Persimmon Homes Nottingham (863) 4 SLP
6.4	The viability assessment uses BCIS build costs but discounted for economies of scale on schemes of 40 dwellings and above by between 3% - 11%. There is no evidence to justify these discounts.	Home Builders Federation (90) 4 SLP
6.5	If affordable housing provision is needed the percentage requirement for affordable housing should be changed to reflect the Council's own viability evidence for a differentiated provision across the Borough. The proposed up to 20% affordable housing provision is only viable in Value Areas 3 and 4. Value Area 1 and 2 are recommended for affordable housing provision of 0% and 10% respectively.	Home Builders Federation (90) 4 SLP

6.6 (a) The Council should not be specifying shared ownership to the exclusion of other forms of affordable home ownership such as starter homes and discounted market homes. 6.6 (b) Tenure of affordable housing needs to be identified and mirror the definition within the NPPF.	Home Builders Federation (90) 4 SLP Metacre Ltd (92) 1 SLP Persimmon Homes Nottingham (863) 4 SLP
6.7 (a) The Council's evidence does not justify the policy requirement for adaptable housing e.g. Specific local and not just national evidence is needed, based on new build not existing dwellings and taking into account the proportion of new build in terms of total stock. 6.7 (b) Evidence on adaptable housing need does not appear to take account of likely future need and should be left as a matter for negotiation on a case by case basis and secured by Section 106 process. 6.7 (c) The effects of the policy requirement for adaptable housing have not been viability tested/policy does not recognise the likely negative effects on viability and increased selling prices.	Gladman Developments Ltd (851) 9 SLP Hollins Strategic Land (847) 5 SLP Home Builders Federation (90) 5 SLP Persimmon Homes Nottingham (863) 5 SLP Hollins Strategic Land (847) 5 SLP Gladman Developments Ltd (851) 9 SLP Persimmon Homes Nottingham (863) 5 SLP
6.8 The requirement for the adaptable homes standard M4(3) should only be required for dwellings over which the Council has housing nomination rights as set out in the NPPG.	Home Builders Federation (90) 5 SLP
6.9 Housing mix and the policy should have regards to the nature of the development site and characteristics of the area, including up-to-date local evidence of need, as well as the existing mix of house types and sizes within the local area, nature of the local housing sub-market, physical context of the site and also turnover of properties at the local level.	Metacre Ltd (92) 1 SLP William Davis Ltd (91) 2 SLP
6.10 The policy fails to recognise or provide for growth in the Park Home sector and should be amended to recognise and address the under supply of Park Homes (including Park Home size) relative to the national average.	Cathmal Ltd (852) 12 SLP

7. Policy LP6

Summary of Main Issues	Comment ID, Name and Organisation
7.1 LP6 should be amended to permit the use of sites allocated for other purposes where suitable or necessary to meet the identified need.	National Federation of Gypsy Liason Groups (42) 1 SLP
7.2 The final criterion of LP6 is unnecessary and does not generally appear in other policies.	National Federation of Gypsy Liason Groups (42) 1 SLP

8. Policy LP7

	Summary of Main Issues	Comment ID, Name and Organisation
8.1	In relation to paragraph 4.2 land should be prioritised for housing needs and no more out of town shopping centres, retail parks or car supermarkets allocated with a focus on the vitality and viability and regeneration of town centres and good public transport links to these.	Bevilacqua, David (51) 9 SLP
8.2	Policy LP7 should include reference to Staveley and Rother Valley Corridor in point a). Amended wording provided.	Chatsworth Settlement Trustees (68) 15 SLP
8.3	The Plan should allocate a further 8ha of employment land at Markham Vale because sufficient deliverable land to meet the identified requirement for B8 land uses has not been allocated.	Henry Boot Developments (846) 3 SLP

9. Policy LP8

	Summary of Main Issues	Comment ID, Name and Organisation
9.1	The plan should promote Chesterfield as a gateway to the Peak District and include a strategy for improving transit links from Town Centre to tourist destinations.	Smith, Michael (853) 4 SLP

10. Policy LP9

	Summary of Main Issues	Comment ID, Name and Organisation
10.1	The boundary of the Chatsworth Road District Centre requires amendment to remove land on Goyt Side Road with planning permission for housing.	Lidl GmbH UK (61) 1 SLP
10.2	Policy LP9 does not provide adequate flexibility for town centres, being overly restrictive of non-A1 uses. Policy should be amended to be consistent with paragraph 85(a) of the NPPF. Amended wording provided.	Alteris Capital Partners LLP (835) 1 SLP
10.3	Policy LP9 should make reference to residential uses as a use that will be encouraged within the town centre.	Alteris Capital Partners LLP (835) 2 SLP
10.4	Second paragraph of LP9 should include business space including offices as a supported use.	Alteris Capital Partners LLP (835) 3 SLP
10.5	Final sentence of LP9 could be expanded to enhance effectiveness e.g. The provision of new local centres, or expansion of existing centres may be considered appropriate, where need arises e.g. where large residential development proposals will significantly increase retail needs locally.	Elliot, Frank and Carol (836) 7 SLP

11. Policy LP10

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

12. Policy LP11

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

13. Policy LP12

Summary of Main Issues	Comment ID, Name and Organisation
13.1 The policy's Second and third paragraphs are unnecessary as they re-state CIL legislation which is likely to change and render the policy out of date.	Sheffield City Council (85) 6 SLP
13.2 Overreliance on revenue from developers and other sources of funding need to be secured given reliance on brownfield sites.	Persimmon Homes Nottingham (863) 6 SLP
13.3 CIL Regulation 123 List needs to be wide ranging to cover all necessary infrastructure works to avoid the need for Section 106 negotiations.	Persimmon Homes Nottingham (863) 6 SLP

14. Policy LP13

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

15. Policy LP14

Summary of Main Issues	Comment ID, Name and Organisation
15.1 Paragraph 6.9 should be updated in reference to the Environment Agency's Chesterfield Flood Risk Investigation (was to be published in September 2017)'	Chatsworth Settlement Trustees (68) 19 SLP
15.2 Policy wording should be amended to separate flood risk from water resources in bullet point a) e.g. a) Be directed to locations with the lowest probability of flooding, as required by the flood risk sequential test; b) Be directed to locations with the lowest impact on water resources;	Environment Agency (40) 4 SLP
15.3 The second paragraph of Policy LP14 erroneously refers to 'water resources' and this element should be deleted or the policy reworded to provide the necessary clarification.	Chatsworth Settlement Trustees (68) 19 SLP

15.4 (a) The requirement to demonstrate adequate water supply resource for new development is not supported by evidence, not positively prepared, and would not be effective nor consistent with national policy. 15.4 (b) It is unclear how 'development proposals' would be 'expected to demonstrate' that water was available to support any proposed development	Chatsworth Settlement Trustees (68) 19 SLP
15.5 The requirement to show higher water efficiency measures in development is not supported by evidence, not positively prepared, and would not be effective nor consistent with national policy.	Chatsworth Settlement Trustees (68) 19 SLP Gladman Developments Ltd (851) 10 SLP Home Builders Federation (90) 7 SLP

16. Policy LP15

Summary of Main Issues	Comment ID, Name and Organisation
16.1 Further housing development in relation to paragraph 7.2 will exacerbate issues around the AQMA. The plan needs to protect greenspace and SG1.	Bevilacqua, David (51) 10 SLP
16.2 Priority should be to clean up contaminated land as opposed to greenfield development.	Bevilacqua, David (51) 12 SLP
16.3 Clarity is needed on the circumstances in which an air quality assessment for a development is warranted.	Hollins Strategic Land (847) 6 SLP
16.4 Criteria A of Policy LP15 is consistent with the NPPF but not with Policy LP2. LP2 needs to be amended accordingly.	Gladman Developments Ltd (851) 11 SLP
16.5 Criteria C of Policy LP15 is inappropriate and unrealistic as brownfield sites or lower quality sites may have other constraints that make them suitable.	Gladman Developments Ltd (851) 11 SLP

17. Policy LP16

Summary of Main Issues	Comment ID, Name and Organisation
17.1 (a) The extent of strategic gap SG2 should be reduced (see annotated map), as it is greater than necessary to perform the function of a strategic gap and obstructs sustainable development in the Borough. 17.1 (b) Land East of Brimington Common (annotated map provided), should be removed from SG2.	Cooper, Andy (31) 1 SLP
17.2 Boundary of strategic gap SG2 should exclude modest area of paddock that is located to the immediate south of allocation H5 Pondhouse Farm, to the east of Troughbrook Road as the purposes of including land within proposed Strategic Gap can be achieved without its inclusion.	Chatsworth Settlement Trustees (68) 20 SLP
17.3 The inclusion of the Bevan Drive site with extant outline permission for housing with the strategic gap SG2 is not justified and is contrary to the independent assessment	Wildgoose Homes (645) 1 SLP

	(Arup 2016), and the assessment of the approved planning application in 2016.	
17.4	The strategic gap north of Brimington should be deleted as it does not serve to prevent the merging of settlements, there being pre-existing constraints (canal and river, and related wooded boundaries). The constraint would unduly restrict development around the sustainable location of Brimington.	Fisher German and Norah Simon (859) 1 SLP
17.5	Criteria a) of Policy LP16 is not appropriate as it applies equal weight to local policy designations and nationally protected designations. Development can be delivered in Green Wedges and Strategic Gap and a balancing exercise should be included.	Gladman Developments Ltd (851) 12 SLP
17.6	Policy LP16 should seek with new development, opportunities wherever possible, to create and enhance green infrastructure, in line with paragraph 150 and 181 of the NPPF (2018).	Hollins Strategic Land (847) 7 SLP
17.7	The policy should set out that green infrastructure will be fully compliant with legislation requiring reasonable steps to provide access for disabled people.	Trans Pennine Trail (841) 17 SLP
17.8	The Policies Maps do not show any existing or multi-user trails including the multi user trail known as the former Clowne Branch line from Seymour Junction to Creswell. Plan may not be effective in safeguarding this route or others, and supporting or providing for sustainable means of transport when such routes are not specifically referred to in a policy and some (e.g.former Clowne Branch Line) are not shown on the Policies Map or Constraints Map, or as part of the Strategic cycle network.	Bolsover District Council (87) 3 SLP

18. Policy LP17

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

19. Policy LP18

	Summary of Main Issues	Comment ID, Name and Organisation
19.1	Sport evidence dates back to 2014 and no timescale set for updating it. Current evidence is not considered to meet the requirements of NPPF paragraph 96 and inform and underpin policy LP18 or the application of policy LP12.	Sport England (56) 1 SLP
19.2	Paragraph (iii) of Policy LP18 is not consistent with NPPF paragraph 97 as would allow quantitative loss of sports facilities without it being demonstrated surplus, replaced elsewhere or used for alternative sports and recreation provision.	Sport England (56) 2 SLP
19.3	Paragraph (iv) is confusing and would not accord with NPPF paragraph 97 as taken literally, any site could be lost/developed unless adverse effect on visual	Sport England (56) 3 SLP

	amenity/local character unless the space is defined as a community facility.	
19.4	Seeks removal of site at Newbold Back Lane from open space, play provision, sports facilities and allotments designation.	Coupland, Mr & Mrs (838) 2 SLP
19.5	Part of a site at Brampton Manor should be removed from its open space allocation as it is a sustainable location for a retirement village proposal which would protect heritage assets and meet housing need. The proposal is currently moving from pre-application stage to an imminent application.	Brampton Manor (839) 1 SLP
19.6	Poolsbrook Country Park Caravan and Motorhome Site should be allocated under policy LP8 rather than LP18.	Birch, Michael (850) 1 SLP
19.7	Overreliance on developer funding and care needed to ensure that the policy is not applied to fix an existing deficit in an area as this is not clear within the policy.	Persimmon Homes Nottingham (863) 7 SLP

20. Policy LP19

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

21. Policy LP20

Summary of Main Issues		Comment ID, Name and Organisation
21.1	Policy wording needs changing to be more effective by contributing to the government's commitment to halt the overall decline in biodiversity, and provide net gains where it is possible to do so. Suggested wording: *'New development proposals on or adjacent to a river corridor should investigate the creation, and management, of ecological buffer strops and corridors to preserve and enhance the biodiversity of the area'*	Environment Agency (40) 5 SLP
21.2	The site of Chesterfield Cranes Co Ltd should be removed from River Corridor Designation CS20 and re-allocated for employment use under LP7.	Chesterfield Cranes Co Ltd (834) 1 SLP

22. Policy LP21

Summary of Main Issues		Comment ID, Name and Organisation
22.1	Requirements relating to 'Reducing Emissions' should be deleted in their entirety as matters pertaining to 'the effective use of resources and materials through sustainable design and construction, 'Water use' and Energy efficiency measures are addressed through the Building Regulations and other measures such as energy performance standards for appliances	Chatsworth Settlement Trustees(68) 22 SLP

22.2 (a) A planning obligation for public art is not necessary to make a development acceptable in planning terms. This requirement should be deleted because it is unsound as it is unjustified and inconsistent with national policy and pre-dates CIL. 22.2 (b) Public art should be sought on the basis of evidence of need in a local area and dealt with through the Community Infrastructure Levy 22.2 (c) Policy LP21 should be amended to include following criterion: - *n) Promote the provision of public art within majordevelopments which:* *• Include public art elements in the external treatment of buildings; and/or* *• Enhance existing and new open spaces; and/or* *• Incorporate artwork which aids legibility and movement as part of an overall design strategy.*	Gladman Developments Ltd (851) 13 SLP Hollins Strategic Land (847) 9 SLP Home Builders Federation (90) 8 SLP William Davis Ltd (91) 3 SLP William Davis Ltd (91) 3 SLP William Davis Ltd (91) 3 SLP
22.3 Impact of the provision of EV charging points in all new homes on renewable energy targets and peak demand on the national energy grid should be considered.	Beasley, Tony (861) 2 SLP
22.4 No parking housing and preventing the loss of existing residential garaging to reduce on-street parking should be considered.	Beasley, Tony (861) 4 SLP

23. Policy LP22

Summary of Main Issues	Comment ID, Name and Organisation
23.1 'Historic Environment Record (HER)' reference should be amended to read 'Derbyshire Historic Environment Record (HER)'.	Derbyshire County Council (Archaeology) (32) 1 SLP
23.2 Policy should be amended to ensure areas of archaeological significance in the Town Centre's Historic Core are considered appropriately, as follows: *'Within the Town Centre Core and other areas of archaeological significance, development proposals will need to demonstrate careful consideration of archaeological impacts'.*	Derbyshire County Council (Archaeology) (32) 2 SLP
23.3 (a) It is unclear from the Council's website as to what timeframe will be applied to progressing the Local List. LP22 should not be given weight in decision making until appropriate consultation on the Local List has been undertaken. 23.3 (b) The protection afforded to buildings on the Local List would be more than the requirements of the NPPF.	Chatsworth Settlement Trustees (68) 11 SLP Gladman Developments Ltd (851) 14 SLP
23.4 Additional text should be included in respect of consideration of heritage assets in line with NPPF terminology i.e. references to harm and significance, and how impact will be assessed.	Historic England (89) 4 SLP

23.5	Title Should move overleaf to sit with relevant information.	Trans Pennine Trail (841) 22 SLP

24. Policy LP23

	Summary of Main Issues	Comment ID, Name and Organisation
24.1	The Local Plan is unsound because it does not include any guidance about car parking standards. Clear design vision and expectations should be set out as per NPPF requirements, congestion from on-street parking being a common local issue.	Cooper, Andy (31) 2 SLP
24.2	The requirement for electric vehicle charging needs to be factored into the Plans viability testing and evidence is also needed of existing network capacity and/or costs of new electricity supply infrastructure. Without this the policy should be deleted.	Home Builders Federation (90) 9 SLP
24.3	Increased flexibility required needed in the wording of policy LP23 to enable consideration of circumstances where the provision of EV's may not be appropriate.	
24.4	The Local Plan should prioritise certain routes for cycle and pedestrian infrastructure in particular between the Town Centre, Dunston urban expansion and then Peak Resort. Also a dedicated cycle route from the Staveley-Rother Valley Corridor to the Town Centre linked to the HS2 Infrastructure Maintenance Depot.	Smith, Michael (853) 1 SLP
24.5	A strategic plan should identify key public transport improvements e.g. The Dunston-Town Centre-Station route is key for commuters, residents for access to jobs.	Smith, Michael (853) 2 SLP
24.6	Greater detail required on crucial road improvements to mitigate impact of housing growth. In particular: - A61 improvements to separate local and through traffic focussed on three main roundabouts. Hasland by-pass to mitigate effect of large housing development at Clay Cross. Need to be included in the Plan rather than just focussing on reducing traffic by providing alternatives.	UKIP Chesterfield (862) 2 SLP
24.7	Plan should not overburden developments at early stage with requirements for public transport service improvements as this will adversely affect cash flow and is not practicable nor is necessary mitigation. Policy instead needs to support alternatives to the car where possible. The policy also needs to recognise that any existing infrastructure problems should not be remedied by the development of new sites.	Persimmon Homes Nottingham (863) 9 SLP
24.8	Plan is unsound as fails to address traffic congestion around Chesterfield (in particular the A61, A619 and A617 which are well known choke points). Hornsbridge, Tesco, West Bars and Whittington Moor roundabouts are operating above capacity. Remedial action needed in the Plan.	Kerley, Maxwell (864) 1 SLP

25. Policy LP24

Summary of Main Issues	Comment ID, Name and Organisation
25.1 Plan should address impact of a traffic increase on Crow Lane as a result of a Hollis Lane link as traffic levels are already too high.	Beasley, Tony (861) 5 SLP
25.2 Greater detail required on crucial road improvements to mitigate impact of housing growth. In particular: - A61 improvements to separate local and through traffic focussed on three main roundabouts. Hasland by-pass to mitigate effect of large housing development at Clay Cross. Need to be included in the Plan rather than just focussing on reducing traffic by providing alternatives.	UKIP Chesterfield (862) 1 SLP

26. Regeneration priority Areas

Summary of Main Issues	Comment ID, Name and Organisation
26.1 Ashgate Plantation should be included as part of Holme Hall Regeneration Priority Area to allow its inclusion as part of wider development proposals to ensure integration of woodland within Masterplan as part of the open space.	Heath Family Properties (67) 2 SLP
26.2 (a) RP1 fails to set a specific ceiling for the number of new dwellings and covers a much larger area on the policies map than the individual sites (H34 and H 35) referred to in LP4. Such uncertainty and lack of clarify makes the plan unsound. 26.2 (b) The plan does not adequately address likely traffic impacts on J30 and the Treble Bob roundabout. 26.2 (c) The plan does not adequately address likely increased demand on social infrastructure in particular the secondary school at Bolsover school and the doctor's surgery in Barlborough.	Bolsover District Council (87) 1 and 2 SLP

27. Policy SS1

Summary of Main Issues	Comment ID, Name and Organisation
27.1 This area is the core of the Roman and medieval town and contains remains of the Roman fort in the area between St Mary's Gate and the A61 discussed in the last paragraph here. Last paragraph should be amended to read 'subject to re-provision of any public car parking … and appropriate assessment, evaluation and recording of archaeological remains'.	Derbyshire County Council (Archaeology) (32) 3 SLP
27.2 Typographical error in paragraph 11.8 - needs to reflect names of current policies.	Historic England (89) 5 SLP

27.3	Part (a) of policy SS1 should include reference to residential uses in order to reflect emerging policy LP9 and the requirements of part (f) of paragraph 85 of the NPPF.	Alteris Captial Partners LLP (835) 4 SLP
27.4	Plan should create more pedestrianisation of roads around town centre to improve air quality and create space for development. Also could provide car parks on periphery of town centre and re-purpose existing car parks in the centre as public open space or develop for town centre uses.	Smith, Michael (853) 3 SLP
27.5	Plan needs to address impact of housing growth on the transport network and also parking provision given the planned loss of the 'Doughnut' car park and roundabout.	Beasley, Tony (861) 3 SLP

28. Policy SS2

Summary of Main Issues		Comment ID, Name and Organisation
28.1	The importance of the Grade II* Listed Walton Works building should be further emphasised. Stronger policy wording is required here to reflect the 'great weight' placed by NPPF on the conservation/enhancement of significance e.g. '*redevelopment of the Walton Works site should ensure that the Grade II* Listed Walton Works building is re-used, and that its significance (including setting) is conserved/enhanced through the redevelopment process'.*	Derbyshire County Council (Archaeology) (32) 4 SLP

29. Policy SS3

Summary of Main Issues		Comment ID, Name and Organisation
29.1	Any new planning permissions for the Chesterfield Waterside strategic site should have regard for the new flood model outputs from the Chesterfield Flood Risk Investigation, once released.	Environment Agency (40) 7 SLP
29.2	The allocation should be amended from 1000 to 1550 residential dwellings to reflect the outline planning permission.	Chesterfield Waterside Ltd (63) 2 SLP
29.3	Paragraph 11.15 should be amended to read "*retail, financial / professional services and food and drink uses (A1 to A5)".*	Chesterfield Waterside Ltd (63) 3 SLP
29.4	Part c of the policy should read; c*) Achieving a mix of uses including residential, office, employment, leisure, health and fitness, hotels, creche and doctor's surgery and nursing home.*	Chesterfield Waterside Ltd (63) 4 SLP
29.5	The masterplan currently within the draft Local Plan document should be removed and replaced with the most recently approved Illustrative Masterplan (Plan	Chesterfield Waterside Ltd (63) 5 SLP

	reference CWD-BBA-Z0-ZZ-DR-A-01005-P02). See enclosed copy of the latest masterplan.	
29.6	Seek site's inclusion in masterplan for the Railway Station (SS7) instead of Waterside (SS3)	Peel House and Sixth Car Parking (848) 1 SLP

30. Policy SS4

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

31. Policy SS5

	Summary of Main Issues	Comment ID, Name and Organisation
31.1	Any new planning permissions for the Staveley strategic site should have regard for the new flood model outputs from the Chesterfield Flood Risk Investigation, once released.	Environment Agency (40) 8 SLP
31.2	HS2 has slowed progress on Staveley Works regeneration and alternative access routes should be considered. The failure to include Staveley in the 5YHS could result in greenfield sites being used. A brownfield first approach should be taken.	Tofield, John and Wagstaff, Catherine (860) 3 SLP

32. Policy SS6

	Summary of Main Issues	Comment ID, Name and Organisation
32.1	Object as this is large scale greenfield development outside the existing built-up area. This allocation should be added to the Green Belt.	Sellers, Dan (9) 32 and 73 SLP
32.2	Object to the exclusion of the small triangular piece of land from the housing allocation at SS6. The land would be a logical addition to the SS6 allocation as it would fill an unallocated area of land between the housing allocation and the new settlement limit.	Heath Hardy Trust (867) 2 SLP
32.3 (a)	LAA Sites 75 and 265 should be included in the allocation. They are suitable, sustainable urban extensions and would be more logical natural rounding off of the settlement and reduce the potential landscape impact.	Hall Construction Services Ltd (842) 5 SLP
32.3 (b)	SS6 is too small and additional land should be included in the vicinity of Newbold Road ensuring a more comprehensive approach towards residential development and associated facilities on the western edge of the Chesterfield urban area.	Barratt David Wilson Homes North Midlands (855) 3 SLP

33. Policy SS7

Summary of Main Issues	Comment ID, Name and Organisation
33.1 Part of this site falls within the likely area of the Roman fort at Chesterfield, and redevelopment should include appropriate archaeological assessment, evaluation and recording. I recommend that an additional bullet point is added to read: '*supports for … appropriate assessment, evaluation and recording of archaeological remains'*.	Derbyshire County Council (Archaeology) (32) 7 SLP
33.2 Signage to / from the station for sustainable transport users should be included. Changing Places facilities should be provided if not already available.	Trans Pennine Trail (841) 32 SLP
33.3 Seek site's inclusion in masterplan for the Railway Station (SS7) instead of Waterside (SS3).	Peel House and Sixth Car Parking (848) 1 SLP

34. Policy SS8

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

35. Appendix A

Summary of Main Issues	Comment ID, Name and Organisation
35.1 Lack of detail on crucial road improvements necessary to mitigate impact of housing growth, in particular: - A61 improvements to separate local and through traffic focussed on three main roundabouts. - Hasland by-pass to mitigate effect of large housing development at Clay Cross. The above need to be included in the Plan rather than just focussing on reducing traffic by providing alternatives.	UKIP Chesterfield (862) 3 SLP

36. Appendix B

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

37. Appendix C

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

38. Appendix D

Summary of Main Issues	Comment ID, Name and Organisation
In the Council's assessment no key issues are raised in representations on this section.	

39. Policies Map

Summary of Main Issues	Comment ID, Name and Organisation
39.1 The proposals map should be amended to make the distinction between the built up area and open countryside / green belt much clearer. It is not clear where the council intends to draw its settlement limits in the light of the housing allocation at Dunston.	Heath Hardy Trust (867) 2 SLP
39.2 The proposals map should accurately reflect the consented land uses at off Loundsley Green Road (permission CHE/15/00835/OUT) and the site should be contained within Appendix D.	Heath Family Properties (67) 3 SLP
39.3 The Policies Maps do not show any existing or multi-user trails including the multi user trail known as the former Clowne Branch line from Seymour Junction to Creswell. Plan may not be effective in safeguarding this route or others, and supporting or providing for sustainable means of transport when such routes are not specifically referred to in a policy and some (e.g.former Clowne Branch Line) are not shown on the Policies Map or Constraints Map, or as part of the Strategic cycle network.	Bolsover District Council (87) 4 SLP
39.4 In preparing any Development Plan Document (an area's Local Plan), the area safeguarded by the Safeguarding Directions should be taken into account. Where a Safeguarded Direction is taken into account in a Local Plan, it should be represented on the Policies Map (in accordance with Regulation 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)). This would assist those interpreting the local plan policies map to clearly identify land safeguarded for Phase 2b of HS2.	High Speed Two (HS2) Ltd (849) 1 SLP

40. Proposed Allocations

Summary of Main Issues	Comment ID, Name and Organisation
40.1 Site H03 Development needs to maintain setting of Green Belt	Sellers, Dan (9) 37 SLP
40.2 Committed housing site at land at Loundsley Green Road (permission reference (CHE/15/00835/OUT) should be removed from the proposed Green Wedge designation and allocated for housing instead.	Heath Family Properties (67) 4 SLP
40.3 The H5 allocation should be extended to include the area of paddock to the south of the allocation, consistent with	Chatsworth Settlement Trustees (68) 4 SLP

an extant permission and a current application recommended for approval at Planning Committee. It is also not justifiable to include this paddock area as part of the Ringwood and Hollingwood Strategic Gap (SG2).	
40.4 Site H09 needs to maintain setting of nearby Listed Building.	Sellers, Dan (9) 43 SLP
40.5 Object to Site H26 removes gap between Duckmanton & Long Duckmanton.	Sellers, Dan (9) 60 SLP
40.6 Object to Site H31 Site prone to flooding and contains existing drain.	Sellers, Dan (9) 65 SLP
40.7(a) Object to Site H32 Object due to impact on Norbriggs Flash Local Nature Reserve. 40.7(b) Recommend amendment of boundary (site at Bent Lane, Staveley) to remove part of site within Flood Zone 2 to ensure development cannot take place within a flood zone.	Sellers, Dan (9) 66 SLP Environment Agency (40) 15 SLP
40.8 Object to Site H33 Large Greenfield site outside existing built-up area. Site should be allocated as Green Wedge.	Sellers, Dan (9) 67 SLP
40.9 Object to Site H34 Large Greenfield site outside existing built-up area	Sellers, Dan (9) 68 SLP
40.10 Object to site H34 due to: - 1. Inadequate foul drainage infrastructure for the development 2. Inadequate width and alignment on Tom Lane to cope with increased traffic. If improvements to foul drainage are made to accommodate the site then this should be also provided for existing homes on Duckmanton Road.	Webley, June (840) 1 SLP
40.11 Object to Site H35 Large Greenfield site outside existing built-up area	Sellers, Dan (9) 69 SLP
40.12 Allocation H36 is unsound due to uncertain effect on listed building, potential for significant highway impacts, not within walking distance of a centre, grade 3a Best and Most Versatile land, high flood risk from surface water and buffer of a historic landfill site. The submitted site at Bamford Road is a reasonable alternative without these impacts.	Gladman Developments Ltd (851) 8 SLP
40.13 Object to the capacity and site area stated for allocation H35. These need to be consistent with those set out in the current planning application on the site for 650 homes. The allocation is supported but needs to reflect a more efficient use of land as per application CHE/17/00468/OUT.	Chatsworth Settlement Trustees (68) 4 SLP
40.14 Object to Site H36 Large Greenfield site outside existing built-up area.	Sellers, Dan (9) 70 SLP
40.15 The site of Chesterfield Cranes Co Ltd should be removed from River Corridor Designation CS20 and re-allocated for employment use under LP7.	Chesterfield Cranes Co Ltd (834) 1 SLP

40.16 Seek reallocation of identified land south of Chesterfield Trading Estate from Green Belt designation to employment land	Rice, Jeremy (837) 1 SLP
40.17 Seeks removal of land at Newbold Back Land from Green Wedge designation	Coupland, Mr & Mrs (838) 1 SLP
40.18 Seeks removal of site at Newbold Back Lane from open space, play provision, sports facilities and allotments designation.	Coupland, Mr & Mrs (838) 2 SLP
40.19 Part of a site at Brampton Manor should be removed from its open space allocation as it is a sustainable location for a retirement village proposal which would protect heritage assets and meet housing need. The proposal is currently moving from pre-application stage to an imminent application.	Brampton Manor (839) 1 SLP
40.20 Poolsbrook Country Park Caravan and Motorhome Site should be allocated under policy LP8 rather than LP18.	Birch, Michael (850) 1 SLP
40.21 This site should be removed from the Strategic Gap and the boundary of the SG1 should be in line with the evidence base in the form of the 2016 ARUP report "Review of Green Wedges and Strategic Gaps".	Sissions, Frank (856) 5 SLP

41. Omission Sites

Summary of Main Issues	Comment ID, Name and Organisation
41.1 Object to the exclusion of the small triangular piece of land from the housing allocation at SS6. The land would be a logical addition to the SS6 allocation as it would fill an unallocated area of land between the housing allocation and the new settlement limit.	Heath Hardy Trust (67) 2 SLP
41.2 Land off Loundsley Green Road should be identified as a housing allocation or commitment (permission CHE/15/00835/OUT).	Heath Family Properties (67) 4 SLP
41.3 Regardless of full green belt review, LAA site 26 is an anomaly in terms of its allocation as part of green belt. It performs poorly against the five purposes of the Green Belt, is restricted by its surrounding uses and does not relate to either the Golf Club or the built-up area in respect of its character or use. LAA Site 26 should be considered along with the site in NEDDC to the south of the hospital under the duty to cooperate.	Strata Homes Ltd (93) 1 SLP
41.4 Seeks designation of land at Newbold Back Lane as a small housing site.	Coupland. Mr & Mrs (838) 3 SLP
41.5 Land to South East of Calow Lane is deliverable for residential development and should be included as an allocation for 120 dwellings, being within 800m of a centre and having no insurmountable constraints to development. Nearby schools have adequate capacity and landscape and visual impact would be mitigable. The council failed to take into account submitted	Strategic Development Land Ltd (843) 3 and 4 SLP

	Landscape and Visual Impact Assessment evidence for the site during site	
41.6	Seek reallocation of identified land south of Chesterfield Trading Estate from Green Belt designation to employment land	Rice, Jeremy (837) 1 SLP
41.7	Part of a site at Brampton Manor should be removed from its open space allocation as it is a sustainable location for a retirement village proposal which would protect heritage assets and meet housing need if allocated for residential. The proposal is currently moving from pre-application stage to an imminent application.	Brampton Manor (839) 1 SLP
41.8	Land at Riverside Works, Sherwood Street, Chesterfield, should be allocated for residential development.	Mather, Robert (845) 1 SLP
41.9	Land to the West of Northmoor View should be included as an allocation being a sustainable alternative site in light of the unsound nature of the submission Plan strategy and housing requirement. Site is more suitable than submission allocations H19, H22, H25, H32, H33.	Sissions, Frank (856) 1 SLP
41.10	Consider the site to be suitable, available and deliverable. Initial investigation has revealed no technical constraints and access can be achieved off Newbridge Drive. The site is capable of accommodating 200 dwellings, open space, structural planting, landscaping and a children's play area."	Fisher German and Norah Simon (859) 2 SLP
41.11	The land off Bamford Road (location plan provided) currently associated with a planning application for residential development would be a deliverable, sustainable location for an urban extension. Constraints identified in the Land Availability Assessment, such as impact on ancient woodland, distance from a local centre, amenity and landscape impact and highway impact are addressed through the evidence submitted in support of a planning application submitted to the Council which is currently pending determination.	Gladman Developments Ltd (851) 3 SLP

42. Sustainability Appraisal

Summary of Main Issues		Comment ID, Name and Organisation
42.1	The SA and associated LAA fail to justify the reasoning behind the selection of sites and also failed to consider the sustainability benefits of the sites and their potential to mitigate any adverse impacts arising from development proposals in the same manner of detail. Rejected sites have not been given the same consideration as the preferred options. The SA does not give reasons for rejecting those options it did reject. The SA and LAA require significant amendments to be robust, and then the site selection must be reconsidered against the corrected evidence.	Gladman Developments Ltd (851) 2 SLP

	The SA fails to explain why land off Bamford Road, Inkersall Green has been deleted as a proposed allocation. A number of points made against the site at Bamford Road had been disproved in evidence submitted to the Council during the plan making process. Land at Bamford Road was a potential allocation in Local Plan Draft (2017). The reasons why the site has been removed as a proposed allocation have not been published.	
42.2	The situation here is that the site, as being proposed in this objection and as identified in a planning application last year, is much smaller than that which has previously been considered in the SA but clearly represents a reasonable alternative to those sites that have now been selected. Furthermore, in the SA the dismissing of this general area due to highway issues is contrary to the requirement that reasonable alternatives need to be considered in the same level of detail. It is also the case that the access issue is now resolved.	Sissons, Frank (856) 4 SLP

43. Habitats Regulations Assessment

Summary of Main Issues		Comment ID, Name and Organisation
43.1	Regarding air quality and potential cumulative impacts, North East Derbyshire District Council's Habitats Regulation Assessment and Appropriate Assessment were clear that it was important to monitor changes in AADT and nitrogen deposition, and included recommendations for monitoring. This need for monitoring applies equally to Chesterfield Borough Council (CBC). Within the North Derbyshire and Bassetlaw Housing Market Area Joint Statement of Common Ground, May 2018, CBC committed to monitoring programme for Peak District Dales SAC: South Pennine Moors SAC: and Peak District Moors (South Pennine Moors Phase 1) SPA to help ensure that a likely significant effect on these sites does not arise unexpectedly. We expect CBC's Duty to Cooperate Statement to refer to this at point of Local Plan submission.	North East Derbyshire District Council (88) 1 SLP

44. Duty to Co-operate

Summary of Main Issues		Comment ID, Name and Organisation
44.1	Regarding air quality and potential cumulative impacts, North East Derbyshire District Council's Habitats Regulation Assessment and Appropriate Assessment were clear that it was important to monitor changes in AADT and nitrogen deposition, and included recommendations for monitoring. This need for	North East Derbyshire District Council (88) 1 SLP

	monitoring applies equally to Chesterfield Borough Council (CBC). Within the North Derbyshire and Bassetlaw Housing Market Area Joint Statement of Common Ground, May 2018, CBC committed to monitoring programme for Peak District Dales SAC: South Pennine Moors SAC: and Peak District Moors (South Pennine Moors Phase 1) SPA to help ensure that a likely significant effect on these sites does not arise unexpectedly. We expect CBC's Duty to Cooperate Statement to refer to this at point of Local Plan submission.	
44.2.	The Council has a signed SoCG for the Housing Market Area and received requests to meet unmet needs from both Derbyshire Dales and Sheffield. There is no supporting evidence on cross boundary working to confirm whether or not the Duty to Co-operate has been satisfied.	Home Builders Federation (90) 1 SLP
44.3	In respect of the lack of protection for multi-user trails in the Plan and Policies Map and the requirement for their inclusion and protection in the Plan contained in the North Derbyshire and Bassetlaw HMA Joint Statement of Common Ground (August 2018), all such routes should be shown on the policies map in line with the cross boundary issues agreed outcomes in the SoCG, and at least such routes (in particular former Clowne Branch line from Seymour Junction to Creswell), should be shown on the Strategic Cycle Network Diagram.	Bolsover District Council (87) 4
44.4	A Statement of Common Ground should have been prepared to explain what measures of cross boundary working has occurred as part of the Duty to Co-operate.	Gladman Developments Ltd (851) 1 SLP

45. Statement of Community Involvement

Summary of Main Issues		Comment ID, Name and Organisation
45.1	Greater community engagement required. For example use a 'participatory budget' to allow residents to decide how a proportion of the Town's investment/development budget is spent, with residents putting forward proposals to be vetted by the Council in terms of feasibility and then voted on.	Smith, Michael (853) 5 SLP

46. Evidence Base

Summary of Main Issues		Comment ID, Name and Organisation
46.1	The Council failed to take into account a Landscape & Visual Impact Assessment submitted in the call for sites. The LVIA concludes that the site at Calow Lane is developable without a significant impact on landscape character.	SLP Strategic Development Land Ltd(843) 4

46.2	The Land Availability Assessment (LAA) conclusions are flawed, unsupported by evidence and go against Planning Practice Guidance which requires that 'The sustainability appraisal must consider all reasonable alternatives and assess them in the same level of detail as the option the plan-maker proposes to take forward in the Local Plan'. The Sustainability Appraisal (SA) and associated LAA fail to justify the reasoning behind the selection of sites and also failed to consider the sustainability benefits of the sites and their potential to mitigate any adverse impacts arising from development proposals in the same manner of detail. Rejected sites have not been given the same consideration as the preferred options. The SA does not give reasons for rejecting those options it did reject. The SA and LAA require significant amendments to be robust, and then the site selection must be reconsidered against the corrected evidence. The LAA justification included 'significant highways constraints' but there has been no objections by the Highways Authority to the planning application and there would be no fundamental constraints to achieve safe access. Concerns about residential amenity during construction phase apply to any new development and have not been consistently applied to LAA site 30. The TA submitted with the planning application has evidenced that the site can be safely accessed and residents can access a range of facilities by sustainable modes. Both submitted site and site 30 suitably comments detail that here are no fundamental highway constraints. The LAA justification also included significant negative effects on Ancient Woodland. The Aboricultural Assessment submitted alongside the planning application proposes a 25m buffer between built development and West Wood ancient woodland, which exceeds the requirement set by Natural England. The provision of an on-site local centre ensures that local facilities are within 800m.	Gladman Developments Ltd (851) 3 SLP

47. Constraints Map

Summary of Main Issues		Comment ID, Name and Organisation
47.1.	Multi-user routes such as from Seymour Junction to Creswell should be shown on the constraints map.	Bolsover District Council (87) 5 SLP

48. LATE REPRESENTATIONS

Summary of Main Issues	Comment ID, Name and Organisation
48.1 The maps referencing the green infrastructure network should be correctly referenced.	Derbyshire Wildlife Trust (45) 3 SLP
48.2 The policy LP3 should be updated to reference the requirement for mitigation and compensation for biodiversity loss, noting the importance of brownfield sites for biodiversity.	Derbyshire Wildlife Trust (45) 4 SLP
49.3(a) The policy should reference the mitigation hierarchy and state that compensation is not suitable for irreplaceable habitats including veteran trees, ancient woodland or species rich grassland. 49.3(b) A biodiversity metric should be used to calculate net losses and gains where compensation is required. 49.3(c) An additional bullet point should be added to LP17 to include: the retention of existing features of ecological value.	Derbyshire Wildlife Trust (45) 5 SLP
48.4 Policy LP18 should recognise the ecological and green infrastructure value of allotments.	Derbyshire Wildlife Trust (45) 6 SLP
48.5 Policy LP20 refers to river corridors - this policy should recognise their role as wildlife corridors and blue infrastructure.	Derbyshire Wildlife Trust (45) 7 SLP
48.6 Under the duty to cooperate CBC is requested to liaise with DCC on an ongoing basis to identify and secure strategic infrastructure requirements to ensure the proposed housing allocation sites provide for a sustainable form of development.	Derbyshire County Council (80) 4 SLP
48.7 Policy LP5 - It is not clear how a figure of 20% affordable housing is justified. 30% was used in the Local Plan Draft Consultation in line with viability evidence. It is not clear why the reduction has taken place and whether this is the result of new viability evidence. Clarification is required.	Derbyshire County Council (80) 7 SLP
48.8 Policy LP12 - Reference to Regulation 123 in both the supporting text and policy may be outdated in the near future. As such it is suggested that reference is removed in both the text and the policy to the Regulation 123 list, and the policy is amended to reflect the potential change in direction resulting from Parliament's likely approval of the revisions to the CIL Regulations.	Derbyshire County Council (80) 7 SLP
48.9(a) The plan references a number of transport studies undertaken between 2010 – 2012, which are out of date and do not reflect the current and future planning context. Consequently, the Plan provides little understanding of the potential transportation implications of its land use proposals. 48.9(b) The planned housing growth could worsen congestion despite mitigation due to as yet unassessed cumulative effects e.g. Land off Linacre Road and off Dunston Road would inevitably give rise to further congestion on both	Derbyshire County Council (80) 16 SLP

	the town's Newbold and Chatsworth Road corridors. Further consideration will, therefore, need to be given to the implication of these sites in terms of their potential impacts upon the wider transport networks.	
48.10	The Infrastructure Delivery Plan (DIP) includes a cost estimate of £4,635,760 for the proposed Staveley Spur. This, particularly bearing in mind the stage of the scheme's preparation would appear to be very precise figure and ought therefore to be rounded up to £5 M to provide for some flexibility.	Derbyshire County Council (80) 17 SLP
48.11	Policy LP23 - Parking should also refer to cycle parking, and standards which relate to cycle parking should be considered alongside guidance on secure and accessible cycle parking at all types of dwellings.	Derbyshire County Council (80) 18 SLP
48.12	The County Council has developed a Key Cycle Network (KCN). The Plan should be updated to ensure these KCN routes are shown on relevant maps, and links to and from KCN routes are considered for investment (via S106 or similar agreements as appropriate) as respective developments come forward.	Derbyshire County Council (80) 20 SLP
48.13	Dunston Strategic Site - There is a visual and landscape character sensitivity towards the ridge line towards the north-west boundary of the site at the B6050. There are also heritage assets nearby (Dunston Hall and Dunston Grange Farm). In light of these consideration should be given to the extent of the allocation with a view to excluding land to the north-west in the vicinity of the B6050 to minimise adverse impacts on the landscape and ridgeline.	Derbyshire County Council (80) 23 SLP
48.14	Policy LP10 should be strengthened to indicate that larger scale retail proposals located outside the defined town and local centres which would be likely have an adverse impact on the vitality and viability of these centres will not be permitted in accordance with the requirements of the NPPF.	Derbyshire County Council (80) 25 SLP
48.15	Policy LP14 b) should be re-worded to emphasise the reduction of flood risk.	Derbyshire County Council (80) 27 SLP
48.16	Housing allocation parcel 30 is within Flood Zone 3, and therefore should be subject to the Exception Test. Housing allocation parcel 30 contain significant areas at risk of surface water flooding in the 1 in 30 and 1 in 100 year storm events according to the Environment Agency's Updated Flood Map for Surface Water.	Derbyshire County Council (80) 28 SLP
48.17	Housing allocation parcel 31 contain significant areas at risk of surface water flooding in the 1 in 30 and 1 in 100 year storm events according to the Environment Agency's Updated Flood Map for Surface Water.	Derbyshire County Council (80) 29 SLP
48.18	The Plan does not make any reference to Health Impact Assessments (HIA). It is suggested that the following statement is added to the plan. *"Planning applications for major residential developments of 100 Dwellings or more should ideally be accompanied by a Health Impact Assessment (HIA),*	Derbyshire County Council (80) 31 SLP

	where there is likely to be a negative impact on population health as a consequence of development."	
48.19	The LPPS also makes no reference to Environmental Impact Assessments (EIA) and population human health as one of the EIA considerations. The Borough Council may want to consider adding this to the plan.	Derbyshire County Council (80) 32 SLP
48.20	The plan could be strengthened by making reference to encouraging Dementia friendly communities.	Derbyshire County Council (80) 35 SLP
48.21	The plan would be strengthened if it included more reference to ensuring that the existing housing stock was maintained to a good quality, or is renovated or replaced if it requires improvement to BFL 12 standards.	Derbyshire County Council (80) 37 SLP
48.22	Other areas from the Planning and Health Strategic Statement that the Borough Council may wish to consider including to strengthen the plan are:- - Supporting Dementia Friendly communities, and enabling connectedness. - Encourage developers to design homes to a lifetime standard that include facilities and features that enable people to live independently for longer. - Consider making reference to the existing housing stock, including plans for renovation and replacing poor quality housing stock. - Consider adding Dementia Friendly Communities. - The inclusion of low emission infrastructure.	Derbyshire County Council (80) 38 SLP
48.23	Chesterfield Borough Council should contribute to traffic flow improvements at the Treble Bob roundabout in light of the impact of the Mastin Moor development.	Barlborough Parish Council (866) 1 SLP