CHESTERFIELD BOROUGH COUNCIL

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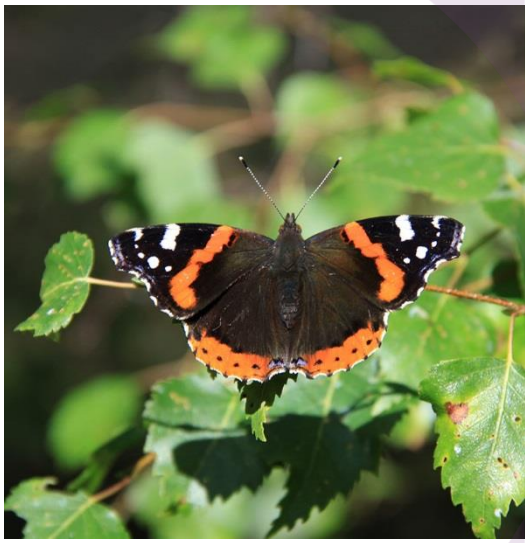
Chesterfield Borough Council

Sustainability Appraisal

Addendum to the Sustainability Appraisal Report of Pre-Submission Local Plan – Appraisal of Proposed Main Modifications



Wood Environment & Infrastructure Solutions UK Limited –March 2020

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Document revisions

No.	Details	Date
1	Draft SA of Main Modifications	January 2020
2	Update with SA of Main Modifications Changes	February 2020
3	Final	March 2020

Non-Technical Summary

Introduction

This Non-Technical Summary (NTS) provides an overview of the March 2020 Addendum to the Sustainability Appraisal (SA) Report of the Chesterfield Borough Pre-Submission Local Plan (January 2019). The addendum presents the findings of the SA of the proposed Main Modifications (MMs) to the draft Local Plan. The addendum presents the findings of the appraisal of the likely significant effects of the proposed modifications and additional changes to the proposed modifications in order to update the 2019 SA Report (as appropriate) and ensure that all the likely significant effects of the draft Local Plan (as proposed to be modified) have been identified, described and evaluated. A draft set of MMs were provided by the Council to Wood Environment and Infrastructure Solutions Ltd. (Wood) on 31st December 2019. These were screened to determine whether any of the MMs were likely to have significant effects and where the potential for effects was indicated, the relevant MMs were then subject to SA. The final set of MMs that the Council are consulting on was then considered and the results of the previous screening exercise updated.

The following section of this NTS:

- provide an overview of the Local Plan and the process to date;
- describe the approach to identifying the MMs that are considered significant for the purposes of the SA and the approach to the appraisal (consistent with the previous SA work);
- summarise the findings of the SA of the MMs; and
- sets out the next steps in the SA of the Local Plan.

The Draft Local Plan and Modifications

The Local Plan sets out the vision, objectives, planning policies and site allocations that will guide development in the Borough to 2035.

The Local Plan (together with supporting information including assessments and evidence-base studies) was submitted to the government (Secretary of State for Housing, Communities and Local Government) on 28th June 2019. The government appointed two planning inspectors to conduct an independent examination (known as an "Examination in Public" or "EiP") into the Local Plan. EiP hearings took place between the 15th of October and 6th of November 2019. During the hearings, a number of MMs to the Local Plan were proposed. At the conclusion of the hearings, the Inspectors requested that the Council confirm the proposed changes in a Schedule of MMs. The Inspectors reviewed the Schedule of MMs and confirmed that the Council can consult on the proposed MMs.

Sustainability Appraisal

National planning policy[1] states that local plans are prepared with the objective of contributing to sustainable development. Sustainable development is that which seeks to secure net gains across economic, environmental and social objectives to meet the needs of the present without compromising the ability of future generations to meet their own needs.

[1] See paragraph 16 of the National Planning Policy Framework (Ministry for Housing, Communities and Local Government, 2019).

The Chesterfield Local Plan should contribute to a sustainable future for the plan area. To support this objective, the Council is required to carry out a SA of the Local Plan[2]. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates[3] a process set out under a European Directive[4] and related UK regulations[5] called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures are proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures are considered that could enhance such effects. SA is therefore an integral part of the preparation of the Local Plan and has been undertaken at all of the key stages in the development of the Local Plan.

How Have the Main Modifications Been Appraised?

The first step in the process was to decide which of the Main Modifications were significant for the purposes of the SA (with reference to the requirements of the SEA Directive and implementing regulations).

Some of the changes have been made to make policies compliant with planning policy at the national level, which requires polices to be expressed positively, e.g. '*development will be permitted if*', rather than '*development will only be permitted if.*' Such changes were not considered significant for the purposes of the appraisal because the intent of policies that are modified in this way remains the same. As such, any changes made for these reasons were therefore not considered to affect the previous results of the appraisal of the policy against the SA objectives.

Similarly, a number of modifications are proposed to make the wording and/or intent of policies clearer, for example, Policy LP11 on social infrastructure has criteria relating to the loss of facilities and the need to demonstrate that sites have been marketed. It is proposed to amend the criteria to ensure that marketing is over a continuous 12-month period and that the price for letting or sale of a site is marketed as realistic. Such changes are not considered to be significant for the purposes of the appraisal, e.g. because significant positive effects have already been identified for the previous version of the policy but the relevant text in the SA has been amended (and presented in this addendum) to ensure consistency with the modified version of the Local Plan.

The modifications to supporting text to clarify how policies will be implemented and/or provide justification for them are not considered to be significant in SA terms because they do not impact on the findings of the SA or assumptions underlying the appraisal.

The modifications that involve the deletion of text from a policy and the introduction of revised wording have been considered to see if the changes have any implications for the SA, both in terms of the conclusions of the SA or the commentary accompanying relevant parts of the assessment.

Any modifications that involve the introduction of a new policy or site would be treated as significant, although no such instances in these MMs were identified.

Where a modification to a policy introduces an additional criterion, a judgement is made as to whether or not the modification would affect the previous appraisal and/or should be acknowledged in the appraisal. In such instances, significance is determined on a case by case basis and a comment made in **Appendix A** on whether or not the previous appraisal required updating and a broad indication of which SA objectives were affected.

Table 3.1 in the main report provides details of those changes to policy that were considered significant for the purposes of the appraisal. The MMs are reviewed in **Appendix A** of this addendum report. The final

[2] The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.
[3] See paragraph 32 of the National Planning Policy Framework (Ministry for Housing, Communities and Local Government, 2019).
[4] Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.
[5] Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

column of the table indicates, for each modification, whether or not it was considered significant for the purposes of the SA and why.

Where the MM has been considered significant for the purposes of the SA, this addendum draws on, and updates, earlier SA work to ensure the effects of all significant changes have been identified, described and evaluated. Section 3 of the main report summarises the findings of the SA of the MMs and **Appendix B** provides an update to the matrix for the overall housing target. **Appendix C** updates the SA matrices for housing site options. **Appendix D** provides updates to the SA matrices for each relevant policy chapter. **Appendix E** provides an update for matrices for the housing allocations and **Appendix F** sets out a review of the monitoring framework for the Local Plan as proposed to be modified

To support the appraisal of the Local Plan, a SA Framework was developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives and guide questions are shown in **Table NTS 1**.

Table NTS.1 SA Objectives and Guide Questions

SA Objective	Guide Questions	
1.To ensure that housing stock meets the needs of all communities in the Borough	Q1a	Will it ensure all groups have access to decent, appropriate, well designed and affordable housing?
	Q1b	Will it ensure that all new development contributes to local distinctiveness and improves the local environment?
2. To improve health and reduce health inequalities	Q2a	Will it improve access for all to health facilities?
	Q2b	Will it provide sufficient areas of open space for all?
	Q2c	Will it encourage healthy and active lifestyles?
	Q2d	Will it encourage sporting activities?
	Q2e	Will it help reduce obesity
	Q2f	Will it avoid locating sensitive development where environmental circumstances could negatively impact on people's health?
3. To create sustainable communities	Q3a	Will it help achieve life-long learning?
	Q3b	Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life?
	Q3c	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?
	Q3d	Will it help to reduce crime and the fear of crime?
	Q3e	Will it help reduce deprivation in the Borough's most deprived areas?
	Q3f	Will it protect and enhance the vitality and viability of the Borough's settlements?
	Q3g	Will it contribute to regeneration initiatives?
4. To enhance and conserve the cultural heritage of the Borough	Q4a	Will it protect, enhance and manage the local character and accessibility of the landscape across the Borough?
	Q4b	Will it protect and enhance the character of the built environment?
	Q4c	Will it conserve and enhance heritage assets (designated and non-designated) and their setting?
	Q4d	Will it promote high quality urban and rural design?
5. To protect and enhance biodiversity	Q5a	Will it lead to habitat creation matching BAP priorities?

SA Objective	Guide Questions	
	Q5b	Will it maintain and enhance sites designated for their nature biodiversity interest?
6. Protect and manage the landscape of North East Derbyshire	Q6a	Will it reduce the amount of contaminated, derelict, degraded and under-used land?
	Q6b	Will it improve tranquillity?
	Q6c	Will it protect and improve the distinctive local character of the Borough (such as stone walls)?
	Q6d	Will it provide adequate green space and environmental capital (green infrastructure)?
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	Q7a	Will it lead to reduced consumption of materials and resources?
	Q7b	Will it reduce water consumption?
	Q7c	Will it exacerbate water abstraction levels?
	Q7d	Will it include energy efficiency measures?
	Q7e	Will it encourage energy production from sustainable sources?
	Q7f	Will it maintain and enhance soil quality?
8. Plan for the anticipated different levels of climate change	Q8a	Will it facilitate landscape change for climate change adaptation (e.g. by protecting key landscape and biodiversity features and improving links between them to reduce fragmentation)?
	Q8b	Will it be built outside of the floodplain and not exacerbate flooding in any way?
	Q8c	Will it reduce the risk of damage to property from storm events?
9. Minimise the Borough's contribution to climate change	Q9a	Will it lead to reduced greenhouse gas emissions?
	Q9b	Will it have a low or neutral carbon footprint?
10. Minimise the environmental impacts of waste and pollution	Q10a	Will it provide an increased variety and capacity of reuse and recycling facilities?
	Q10b	Will it reduce waste form construction?
	Q10c	Will it lead to improved water quality?
11. Develop a strong culture of enterprise and innovation	Q11a	Will it ensure that new employment sites are located in the more sustainable locations?
	Q11b	Will it promote environmental technology initiatives?
	Q11c	Will it help diversify the local economy?
	Q11d	Will it provide good quality, well paid employment opportunities that meet the needs of local people?
	Q11e	Will it help promote local procurement and recruitment?
	Q11f	Will it promote tourism?
	Q11g	Will it support rural diversification?
12. Improve the accessibility to jobs and services	Q12a	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?
	Q12b	Will it improve local accessibility of employment, services and amenities?
	Q12c	Will it increase provision of local services and facilities and reduce centralisation?
	Q12d	Will it reduce car use?
	Q12e	Will it encourage use of public transport?

Policies, options and strategic sites in the draft Local Plan were appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system was adopted which is set out in **Table NTS.2**

Table NTS.2 Scoring System for the Sustainability Appraisal

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any effect on the achievement of the objective	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective, or the relationship is negligible.	~
Uncertain	The proposed option/policy has an uncertain relationship to the objective, or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?
Mixed score	Note where a score is positive or negative but there is uncertainty hatching is used, e.g.	+/?

What are the Findings of the Appraisal of the Main Modifications?

The sections below provide an overview of the findings of the appraisal of the MMs.

Plan Period

The Plan Period is proposed to be amended to cover the period 2018 to 2035, previously it was 2033. All references in the SA Report (January 2019) to the plan period should be taken as referring to the revised plan period of 2035. This addendum includes instances where the text has been updated. The change to the plan period does not have any impact on other aspects of the SA Report (January 2019) or the conclusions of the SA.

Strategic Objectives

The MMs include amendments to strategic objectives S2 and S6, reflecting the change to the plan period, minimum number of homes to be built over the plan period and the amount of housing land to be provided over the revised plan period.

These changes do not impact on the findings of the SA in relation to the compatibility of the vision and strategic objectives.

The Local Plan's strategic objectives are quoted at paragraph 5.2.9 of the SA Report and S2 and S6 should be amended as follows to reflect the MMs:

- *S2: Provide sites for at least ~~4,374~~ 4,080 homes to be built between 2018 and ~~2033~~ 2035 to meet the housing requirement for Chesterfield Borough; and*
- *S6: Provide at least ~~44 50~~ 50 ha of new employment land between 2016 and ~~2033~~ 2035.*

Revised Housing Number

MM15 identifies a minimum housing need figure of 4,080 dwellings (consistent with the Local Housing Need (LHN) methodology), this equates to 240 dwellings per annum over the period 2018 to 2035. This modification is required to make the Local Plan compliant with the NPPF and PPG. Whilst it is recognised that the revised figure of 240 dwellings per annum is close to the options previously appraised, Table 5.2 has been amended to provide the re-assurance that the preferred housing number has been appraised.

The text at paragraph 5.3.9 of the SA Report (2019) summarises the effects of all of the options and has been updated as set out in paragraph 3.5.4 below.

Appendix F of the SA Report (2019) has been updated to include an appraisal of an option based on meeting the minimum housing target set out in the LHN. The updated matrix is provided at **Appendix B.**

Paragraph 5.3.10 of the SA Report should be deleted and replaced with the text set out in paragraph 3.5.6 of this addendum below.

Revised Employment Land Provision

The Council identified three options relating to the quantum of new employment land to be delivered in the Borough over the plan period. The options were as follows:

- Option 1 - 77 hectares meeting identified need;
- Option 2 - 83 hectares LEP aspirational growth scenario A; and
- Option 3 - 90 hectares LEP aspirational growth scenario B.

Section 5.4 of the SA Report (January 2019) summarised the significant effects associated with each of the options and Appendix G of that report provides an appraisal matrix for the options.

Paragraph 5.48 of the SA Report (January 2019) sets out the Preferred Option. This text should be deleted and replaced with text set out in paragraph 3.6.3 of this addendum below.

Options for Housing Sites

The Council considered a number of smaller sites that could provide housing. The sites considered and the significant environmental effects associated with them are summarised in Section 5.7 of the SA Report (January 2019). More detail on the results for each site is provided at Appendix J of that report. The MMs include changes to the names of a number of sites and / or changes to the site area and number of homes a site could accommodate (MM18).

Table 5.7 of the SA Report has been updated below to reflect these changes. The appraisal matrices for individual sites have also been updated as outlined above (see **Appendix C** of this Addendum). There are no impacts on the conclusions of the SA.

Local Plan Policies

This addendum has focussed on MMs to Policies that are considered to be significant. The relevant MM is indicated by the Modification Reference, e.g. MM12 and full details of each MM are provided in **Appendix A**.

In relation to the spatial strategy MM12 to Policy LP2 sets out criteria that would apply to sites that are not allocated in the Local Plan, includes amendments to criterion d) referencing opportunities for walking access to a range of key services[6] via safe, lit and convenient walking routes. This would replace a requirement in the draft policy for such development to be within walking distance (800m) of a Local, District or Town Centre or the ability to deliver appropriate provision on site.

The proposed changes do not alter the results of the SA of the policy, but the matrix has been updated at **Appendix D** of this report to remove reference to the 800m threshold.

Policy LP3 'Presumption in favour of sustainable development' is proposed to be deleted because it duplicates the NPPF. Deletion of the policy is not expected to affect the outcomes of the SA but references to the policy in the 2019 SA report should be deleted and so the relevant paragraphs and text updates are set out in Section 3.8 below.

In relation to jobs, centres and facilities a minor positive effect was identified in the appraisal matrix against SA Objective 1 'Housing.' This has been updated to reflect the fact that the explicit reference to housing is proposed to be deleted from the policy. There are no amendments required to the text of the SA Report.

MM 45 to Policy LP20 'River Corridors' adds additional criteria to the policy to protect existing biodiversity and ecological value and habitat connectivity. This modification is judged to have a significant positive effect in relation to SA Objective 5 'Biodiversity.'

In relation to strategic sites, MM 56 modifies the number of dwellings that will be granted planning permission for residential development at SS6 'Land at Dunston' to "from approximately 800 dwellings" to "approximately 500 dwellings." This reflects the remaining site capacity after an initial development phase, which is already under construction, has been taken into account. The modification does not alter the outcome of the SA but the SA Report (January 2019) and matrix for the Policy SS6 has been updated to reflect the revised number. The MM also adds an additional criterion to the policy identifying the need for development to demonstrate mitigation to minimise any adverse impacts on nearby heritage assets and their settings. The modification to the policy provides additional assurance in respect of heritage, and so a minor positive effect is identified on this basis, given that the emphasis is on mitigation rather than enhancement.

MM 56 also identifies the need to provide transport mitigation for all users and so a significant positive effect was identified in relation to SA Objective 9 in relation to climate change, partly on the basis that the policy requirements would help reduce emissions associated with the use of motorised transport and the MM provides additional reassurance. The updated SA matrix is included at **Appendix D**. Relevant paragraphs from the SA Report (January 2019) have been updated and the text is included in section 3.8 of this addendum.

Appraisal of Allocated Housing Sites

Significant effects associated with allocated housing sites are summarised in Section 5.12 of the SA Report (January 2019). Relevant paragraphs are updated in the main report (see paragraphs 5.12.3, 5.12.4 and 5.12.5 below) to reflect instances where sites have been deleted as allocations or other updates to the results of the SA.

[6] Employment centres, primary schools, secondary schools, further education institutions, GPs, hospitals, food stores and town centres

Cumulative Synergistic and Secondary Effects of Policies and Sites

Section 5.14 of the SA Report (January 2019) sets out the cumulative effects of policies and these are summarised in Table 5.15 of that report. Table 5.15 also considers the potential for in-combination effects associated with other plans and programmes. There are no changes to the assessment of cumulative effects as a result of the proposed modifications.

Compliance with the NPPF

The Ministry of Housing, Communities and Local Government (MHCLG) published the revised National Planning Policy Framework (NPPF) on 24th July 2018. This was the first revision of the NPPF since its publication in 2012. The SA Report and appendices (notably Appendix Q which contains a high-level review of the Local Plan against the requirements of the NPPF, e.g. to identify any potential policy gaps) included references to the 2018 NPPF and cited specific paragraphs.

Following a technical consultation on updates to national planning policy, MHCLG made very minor changes to the text and published an updated Framework on 19th February 2019.

The various references in the SA Report to specific paragraph numbers in the NPPF were reviewed as part of the preparation of the Addendum to the SA Report dated June 2019 and the conclusion was that the various references remained valid. The MMs are partly driven by the Inspectors review of the Local Plan against the NPPF and where any additional modifications are proposed by the Inspectors to make the Local Plan compliant with the NPPF these are indicated at **Appendix A** of this addendum.

Recommendations (including Mitigation)

Sections 5.17 and Table 5.17 of the SA Report (January 2019) set out recommendations arising from the SA of the regulation 19 Local Plan. No additional recommendations have arisen following a review of the MMs in this addendum.

Monitoring

Section 6.6 of the SA Report (January 2019) sets out the requirements for monitoring in relation to the SA and the opportunity to integrate monitoring of the Local Plan with the requirements for monitoring in relation to the SA. MM 66 sets out changes to the monitoring framework. The revised framework has been reviewed to assess the extent to which the proposed indicators align with the SA Objectives. The results of the exercise are set out at **Appendix F** of this addendum. This shows the monitoring framework, including changes proposed in the MM. The last column of the table has been added by Wood to highlight which SA objectives each of the proposed indicators would help monitoring.

From the review at **Appendix F** no instances where a SA objective was not supported by at least one indicator were identified it is therefore concluded that the updated monitoring framework provides the basis for meeting monitoring requirements for the Local Plan associated with the SA and this will be confirmed in the Post Adoption Statement.

Conclusions and Next Steps

The appraisal has demonstrated that the proposed modifications do not impact on the previous conclusions of the SA.

This addendum to the SA report is a supporting document to the consultation on the Local Plan Modifications. Comments are invited on the findings and recommendations of this report.

The consultation runs from **Friday 6th March to Friday 17th April 5pm**.

Please note: the **consultation is only related to the content of the Modifications (soundness) and how they have been prepared (legal compliance).** Other parts of the plan will not, however, be considered.

If you wish to make comments, please use one of the following methods:

- Email: Please complete the consultation response form and send it to Local.plan@chesterfield.gov.uk; or
- Post: Please complete the consultation response form and send it to: Strategic Planning and Key Sites, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, S40 1LP

Please quote the relevant main modification reference, policy or paragraph to which your response relates.

Following the close of the consultation, the inspectors will complete and publish their final report, recommending any changes that are considered necessary to make the Local Plan sound.

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Contents

1. Introduction 14

1.1 Background 14
1.2 The Draft Local Plan 15
1.3 The Sustainability Appraisal 18
1.4 Habitats Regulations Assessment 20
1.5 Structure of this Addendum 21

2. Approach to the SA 22

2.1 Introduction 22
2.2 Determining the Significance for the SA of the MMs 22
2.3 Sustainability Appraisal Framework 23
2.4 Difficulties Encountered in Compiling the Report 26

3. Appraisal of Effects 27

3.1 Introduction 27
3.2 Identification of Potentially Significant Modifications 27
3.3 Plan Period 32
3.4 Strategic Objectives 32
3.5 Revised Housing Number 32
3.6 Revised Employment Land Provision 34
3.7 Options for Housing Sites 34
3.8 Local Plan Policies 76
3.9 Appraisal of Allocated Housing Sites 79
3.10 Cumulative Synergistic and Secondary Effects of Policies and Sites 94
3.11 Compliance with the NPPF 94
3.12 Recommendations (including Mitigation) 95
3.13 Monitoring 95

4. Conclusions and Next Steps 96

4.1 Conclusions 96
4.2 Next Steps 96

Table 1.1	Local Plan Policy Topics and Titles	17
Table 1.2	Local Plan stages and SA reports	19
Table 2.1	SA Objectives and Guide Questions	24
Table 2.2	Scoring System for the Sustainability Appraisal	25
Table 3.1	Summary of MMs to the Local Plan that are considered significant to the SA	28
Update to Table 5.2	Housing Growth Options Appraisal (Homes per Year, 2018-2035)	33
Table 5.7	Summary of SA Results for Housing Site Options	35
Table 5.8	Reason for Selecting and Rejecting Housing Site Options	67
Table 5.13	Summary of SA for allocated housing sites	80

Appendix A	Screening of Main Modifications
Appendix B	Housing numbers
Appendix C	SA Matrices for Site Options
Appendix D	Appraisal of Policies
Appendix E	Appraisal of Housing Allocations
Appendix F	Monitoring Framework

1. Introduction

1.1 Background

1.1.1 Chesterfield Borough Council (the Council) is currently preparing a new Local Plan for Chesterfield Borough (the Local Plan). The Local Plan will set out the vision, objectives, planning policies and site allocations that will guide development in the Borough to 2035.

1.1.2 The Local Plan (together with supporting information including assessments and evidence-base studies) was submitted to the government (Secretary of State for Housing, Communities and Local Government) on 28th June 2019. The government appointed two planning inspectors to conduct an independent examination (known as an "Examination in Public" or "EiP") into the Local Plan. EiP hearings took place between the 15th of October and the 6th of November 2019. During the hearings, a number of Main Modifications (MMs) to the Local Plan were proposed. At the conclusion of the hearings, the Inspectors requested that the Council confirm the proposed changes in a Schedule of MMs. The Inspectors have reviewed the Schedule of MMs and provided comments to assist the Council in finalising the MMs and confirmed that the Council can publish the schedule for consultation.

1.1.3 Wood Environment and Infrastructure Solutions Ltd. (Wood), formerly Amec Foster Wheeler, was commissioned by the Council to undertake a Sustainability Appraisal (SA) of the Local Plan. The SA appraised the environmental, social and economic performance of the emerging Local Plan proposals and any reasonable alternatives. In doing so, it helped to inform the selection of Plan options, policies and sites concerning (in particular) the quantum, distribution and location of future development in the Borough and to identify measures to avoid, minimise or mitigate any potential negative effects that may arise from the Plan's implementation as well as opportunities to improve the contribution of the Local Plan towards sustainability. SA Reports, containing the findings of the appraisal have been completed to accompany each stage of the development of the Local Plan, to ensure that any likely significant effects have been identified, described and evaluated. The Inspectors requested that the Council consider the sustainability implications of the draft MMs, prior to their finalisation. A draft set of MMs were provided by the Council to Wood Environment and Infrastructure Solutions Ltd. (Wood) on 31st December 2019. These were screened to determine whether any of the MMs were likely to have significant effects and where the potential for effects was indicated, the relevant MMs were then subject to SA. The final set of MMs that the Council are consulting on was then considered and the results of the previous screening exercise updated.

Purpose of this Report

1.1.4 This document is the March 2020 Addendum to the SA Report of the Pre-Submission Local Plan (January 2019) and has been prepared in order to take account of, and appraise, the proposed modifications to the draft Local Plan. The addendum presents the findings of the appraisal of the likely significant effects of the proposed modifications and additional changes to the proposed modifications in order to update the 2019 SA Report (as appropriate) and ensure that all the likely significant effects of the draft Local Plan (as proposed to be modified) have been identified, described and evaluated. This document also updates the SA Report to reflect any relevant changes (e.g. changes to the wording of policies).

1.1.5 This report should be read in conjunction with the Local Plan SA Report (January 2019) which can be accessed through the Council's website.[7]

1.2 The Draft Local Plan

1.2.1 This section sets out the legislative background to preparation of the Local Plan, the role of the Local Plan and the intended content.

Requirement to Prepare a Local Plan

1.2.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the regulatory requirements for developing and adopting a Local Plan. Before adoption, this involves preparing and consulting on a draft Local Plan (Regulation 18), producing a Pre-Submission Draft Local Plan (Regulation 19), submitting the Local Plan to the Secretary of State for Communities and Local Government (Regulation 22) and subjecting the Local Plan to public examination (Regulation 24). The preparation, consultation, submission and examination of the Chesterfield Borough Local Plan has followed these regulatory stages.

Modifications

1.2.3 The Inspector's Post Hearing Advice[8] was published on 13th November 2019. It noted that during the hearing sessions a number of potential MMs were discussed. It requested that:

"*The Council should now prepare a consolidated schedule of all the potential MMs identified during the hearing sessions. The Council should also consider the need for any consequential changes that might be required in connection with any potential MMs such as changes to the policies map and any additional modifications (AMs) that would assist the presentation and comprehension of the Plan*. (Paragraph 3)

The MMs should be expressed as changes from the pre-Submission Version of the plan (December 2018). (Paragraph 5)

The Council should also satisfy itself that it has met the requirements for sustainability appraisal by producing an addendum in relation to the potential MMs, as appropriate…The addendum should be published as part of the public consultation". (Paragraph 6)

1.2.4 The Post Hearing Advice contained a number of actions for the Council in respect of the following elements of the draft Local Plan: housing need; housing trajectory; and site allocations.

1.2.5 The approach to modifications reflects Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011) where modifications are either classified as "main" or "additional" modifications.

1.2.6 The proposed MMs are set out in **Appendix A** of this report.

Scope and Content of the Local Plan

1.2.7 The Local Plan will:

- provide a blueprint to guide development in the Borough to 2035;

[7] https://www.chesterfield.gov.uk/media/829137/chesterfield-local-plan-reg-19-sustainability-appraisal_v3-final.pdf
[8] Letter from Bryn Bowker and David Spencer, Planning Inspector dated 13.11.19. Available from https://www.chesterfield.gov.uk/media/1006839/exins019-inspectors-post-hearings-advice-note-november-2019.pdf [Accessed January 2020].

- contribute to achieving sustainable development;
- set out strategic policies for the provision of homes, jobs, retail, leisure, infrastructure, social and community facilities, climate change mitigation / adaptation and conservation / enhancement of the natural and historic environment;
- set out the allocation of sites to promote development and flexible use of land, bringing forward new land where necessary;
- identify areas or land where limits to development will be required or where development would be inappropriate;
- set out detailed policies on form, scale, access and quantum of development where appropriate;
- set out detailed policies providing the criteria against which proposals for development will be determined;
- carefully consider deliverability and viability when assessing options and policies for the Plan;
- be accompanied by a proposals map to illustrate geographically the policies in the Plan;
- include a monitoring and implementation framework;
- have regard to any other issues to meet Government, or other emerging policy areas (for example taking account of progress on the proposed HS2 rail line);
- be produced through on-going co-operation with neighbouring authorities and other bodies to reflect issues and sites that are wider than Borough level; and
- be produced through a consultative process so that the Plan reflects the collective vision of communities in the Borough.

1.2.8 The Local Plan sets out the vision, objectives, planning policies and site allocations that will guide development in the Borough to 2035.

1.2.9 The vision for the Borough is based on 5 principles:

- a thriving Borough where everyone has access to jobs, training and support they need;
- a clean, green and attractive Borough where open space and built heritage are valued;
- a healthy and safe Borough, where the community is free from the fear of crime;
- a place where everyone has fair access to a decent and affordable home; and
- an inclusive Borough, where everyone feels value and has equal and fair access to local services.

1.2.10 The vision was revised to include a new objective on health and wellbeing to reflect recent evidence (the 2015 Index of Multiple Deprivation) which showed that the health of the Borough has decreased since 2010.

1.2.11 To support the vision, the Local Plan includes 13 strategic objectives covering greenhouse gases, the amount of development required, the need to support growth, new homes, flood risk, jobs, the natural environment, heritage, transport and movement, quality of place, the Green Belt, the Chesterfield canal and health and well-being.

1.2.12 The Local Plan contains some 30 policies presented under a range of revised topic areas. **Table 1.1** presents the revised topic areas and policy titles (as proposed to be modified).

Table 1.1 Local Plan Policy Topics and Titles

Topic	Policy Title
Spatial Strategy	LP1 Spatial Strategy
	LP2 Principles for Location of Development
	~~LP3 Presumption in favour of sustainable development~~
Homes and Housing	LP4 Flexibility in Delivery of Housing
	LP5 Range of Housing
	LP6 Sites for Travellers
Jobs, Centres and Facilities	LP7 Economic Growth
	LP8 Tourism and the Visitor Economy
	LP9 Vitality and Viability of Centres
	LP10 Retail
	LP11 Social Infrastructure
Infrastructure Delivery	LP12 Infrastructure Delivery
A Changing Climate	LP13 Renewable Energy
	LP14 Managing the Water Cycle
Environmental Quality	LP15 A Healthy Environment
	LP16 Green Infrastructure
	LP17 Biodiversity, Geodiversity and the Ecological Network (new)
	LP18 Open Space, Play Provision, Sports and Recreational Facilities and Allotments
	LP19 Chesterfield Canal
	LP20 River Corridors
Design and Built Environment	LP21 Design
	LP22 Historic Environment
Travel and Transport	LP23 Influencing the Demand for Travel
	LP24 Major Transport Infrastructure
Regeneration Priority Areas	RP1 Regeneration Priority Areas
Strategic Sites & Locations	SS1 Chesterfield Town Centre
	SS2 Chatsworth Road Corridor
	SS3 Chesterfield Waterside and the Potteries
	SS4 Markham Vale

Topic	Policy Title
	SS5 Staveley and Rother Valley Corridor
	SS6 Land at Dunston (new)
	SS7 Chesterfield Railway Station (new)
	SS8 Neighbourhood Plans

1.2.13 With regard to housing need (covered in Policy LP1), the MMs include a change in the objective housing need for the Borough, which should be 240 dwellings per annum (dpa) and the plan period extended from 2032/33 to 2034/35 to ensure consistency with national policy and the latest evidence.

1.2.14 Further information in respect of the preparation of the Local Plan is available via the Council's website.[9]

1.2.15 The principles, objectives, policies, and options to them, were subjected to sustainability appraisal. Details of the SA process are provided below.

1.3 The Sustainability Appraisal

The Requirement for Sustainability Appraisal

1.3.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive, and its transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

1.3.2 The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is "*to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuing that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment*."

1.3.3 At paragraph 16, the National Planning Policy Framework[10] (NPPF) (2019) sets out that local plans should be prepared with the objective of contributing to the achievement of sustainable development.[11] In this context, paragraph 32 of the NPPF reiterates the requirement for SA/SEA as it relates to local plan preparation:

"Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements.[12] This should demonstrate how

[9] https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/new-local-plan.aspx
[10] Ministry of Housing, Communities and Local Government (2019) *National Planning Policy Framework*. Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf
[11] This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act, 2004)
[12] The reference to relevant legal requirements in the NPPF relates to Strategic Environmental Assessment

the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).''

1.3.4 The Planning Practice Guidance[13] makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is *"justified"*, a key test of soundness that concerns the extent to which the plan provides an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

Sustainability Appraisal Process To-Date

1.3.5 The contextual information and approach to SA was set out in a draft Scoping Report which was consulted on between October and November 2016 and was revised, as appropriate, to reflect the 7 responses received[14]. The updated approach was then applied to each stage of the emerging Local Plan, with findings documented in SA Reports.

1.3.6 **Table 1.2** summarises the SA Reports prepared to date:

Table 1.2 Local Plan stages and SA reports

Local Plan stage	Title	SA Stage	Period of consultation
Regulation 18	Chesterfield Borough Local Plan, Consultation Draft January 2017	SA Report, January 2017	January – February 2017
Regulation 18	Potential Gypsy and Traveller sites in the Borough	Chesterfield Borough Council Gypsy and Traveller Sites SA Report	February – March 2018
Regulation 19	Chesterfield Borough Local Plan, Pre-submission consultation, January 2019.	Draft SA Report, January 2019	January – February 2019
Regulation 22	Proposed submission Local Plan, June 2019	Addendum to SA Report, June 2019	-

1.3.7 The SA of the Pre-Submission Local Plan (draft Local Plan) was published in January 2019. The SA Report was prepared to meet the reporting requirements of the SEA Directive and assessed the following key components of the document: vision, objectives, planning policies and site allocations that will guide development in the Borough to 2035 (and relevant reasonable alternatives).

1.3.8 To ensure that the Local Plan takes into account sustainability considerations, and to meet the Council's responsibilities under the SEA Directive, this addendum report has been prepared to

[13] MHCLG (2019) *Planning Practice Guidance (PPG)*: *Strategic environmental assessment and sustainability appraisal*, Paragraph: 001 Reference ID: 11-001-20190722. Available from: https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

[14] Responses were received from the Environment Agency, Natural England, Historic England, Derbyshire Wildlife Trust, Highways England, Derby and Derbyshire Development Control Archaeologist and Derbyshire County Council

screen and, where necessary, appraise, the Council's proposed MMs to the draft Local Plan in order to update the 2019 SA Report. This is consistent with the Inspector's Post Hearing Advice (paragraphs 6 and 10).

1.3.9 Subject to the outcome of the consultation on the MMs and any further amendments, the Council anticipates that it would adopt the final version of the Local Plan. As soon as reasonably practicable after the adoption of the Local Plan, the Council will complete the final stage and output of the SA process, the Post Adoption Statement. This will set out the results of the consultation and SA process and the extent to which the findings of the SA have been accommodated in the adopted Local Plan.

1.3.10 During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects. These are anticipated to be reported through the Authority Monitoring Report (AMR).

1.4 Habitats Regulations Assessment

1.4.1 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') requires that competent authorities assess the potential impacts of land use plans on the Natura 2000 network of European protected sites[15] to determine whether there will be any 'likely significant effects' (LSE) on any European site as a result of the plan's implementation (either alone or 'in combination' with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site's integrity with reference to the site's conservation objectives. The process by which the effects of a plan or programme on European sites are assessed is known as 'Habitats Regulations Assessment' (HRA)[16].

1.4.2 In accordance with the Habitats Regulations, what is commonly referred to as a HRA screening exercise has been undertaken to identify the likely impacts of the Local Plan upon European sites, either alone or 'in combination' with other projects or plans, and to consider whether these impacts are likely to be significant. Where there are likely significant impacts, more detailed Appropriate Assessment will be required.

1.4.3 The HRA screening exercise was reported separately from the SA of the Local Plan but importantly helped inform the appraisal process, particularly in respect of the potential effects of proposals on biodiversity. A separate addendum to the HRA has been prepared in light of the MMs.

[15] Strictly, 'European sites' are any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the 'new wild birds directive') are applied; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Conservation of Habitats and Species Regulations 2017 are applied a matter of Government policy when considering development proposals that may affect them (NPPF para 176). 'European site' is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites

[16] 'Appropriate Assessment' has been historically used as an umbrella term to describe the process of assessment as a whole. The whole process is now more usually termed 'Habitats Regulations Assessment' (HRA), and 'Appropriate Assessment' is used to indicate a specific stage within the HRA.

1.5 Structure of this Addendum

1.5.1 The remainder of this addendum to the draft Local Plan SA Report is structured as follows:

- **Section 2**: **Approach to the SA** - describes the approach to identifying those MMs that are considered significant for the purposes of the SA and the approach to their assessment.
- **Section 3**: **Appraisal of Effects** – identifies the modifications that are considered significant to the SA and summarises the findings of the SA of the MMs.
- **Section 4: Conclusions and Next Steps** – presents the conclusions of the SA and the next steps in the process.
- **Appendix A** provides a detailed review of the MMs. **Appendix B** provides an update to the matrix for the overall housing target. **Appendix C** updates the SA matrices for housing site options. **Appendix D** provides updates to the SA matrices for each relevant policy chapter. **Appendix E** provides an update for matrices for the housing allocations and **Appendix F** sets out a review of the monitoring framework for the Local Plan as proposed to be modified.

2. Approach to the SA

2.1 Introduction

2.1.1 This section outlines the methodology used to appraise the MMs to the draft Local Plan and sets out the SA objectives used to identify any likely significant effects. The SA objectives used for this appraisal are consistent with those developed to appraise the draft Local Plan, as set out in the Scoping Report, which was consulted on between 19th October and 23rd November 2016. The appraisal objectives reflect an analysis of baseline conditions, review of plans and programmes and the subsequent identification of key sustainability issues which are contained in the draft Local Plan SA Report.

2.2 Determining the Significance for the SA of the MMs

2.2.1 This section sets out the approach to determining the significance of the MMs. Planning Practice Guidance states[17](PPG):

"It is up to the local planning authority to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan. A local planning authority can ask the Inspector to recommend changes to the submission Local Plan to make it sound or they can propose their own changes.

If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly."

2.2.2 The Council provided a draft version of the MMs to the Local Plan to Wood on 31st December 2019. These were reviewed by Wood to determine whether or not they were significant and the need for any consequential changes to the previous appraisal work. The final set of MMs that the Council are consulting on was then considered and the results of the previous screening exercise updated. The modifications are reviewed in **Appendix A** of this report. The final column of the table indicates, for each modification, whether or not it was considered significant for the purposes of the SA and why.

2.2.3 There is no detailed guidance on how to determine significance in this context. The following text sets out how screening of the proposed MMs to the draft Local Plan was undertaken.

2.2.4 The National Planning Policy Framework (NPPF) requires that Local Plans are positively prepared. This means that policies must be positively worded, for example:[18]

'Planning permission will be granted provided that…' and *'development will be encouraged where it…'*

rather than

'We will not allow development unless…'.

2.2.5 A number of MMs to the draft Local Plan are changes of this nature. They are not considered significant for the purposes of the appraisal because they involve re-wording the policy to ensure

[17] HMCLG (2014) *Strategic environmental assessment and sustainability appraisal*: Paragraph: 023 Reference ID: 11-023-20140306: Revision date: 06 03 2014

[18] The NPPF was first published in 2012 and revised in 2018. Under transitional arrangements in the NPPF (2018), any plan submitted before 24th January 2019 will be assessed against previous NPPF; both versions of the NPPF set out the requirement for plans to be positively prepared.

that it complies with national planning policy. The intent of policies that are modified in this way remains the same, but they are cast in a positive manner as outlined above. Such changes are therefore not considered to affect the previous results of the appraisal of the policy against the SA objectives and are not considered to be significant for the purposes of the SA.

2.2.6 Similarly, a number of modifications are proposed to make the wording and/or intent of policies clearer, for example, for example, Policy LP11 on social infrastructure has criteria relating to the loss of facilities and the need to demonstrate that sites have been marketed. It is proposed to amend the criteria to ensure that marketing is over a continuous 12-month period and that the price for letting or sale of a site is marketed as realistic. Such changes are not considered to be significant for the purposes of the appraisal, e.g. because significant positive effects have already been identified for the previous version of the policy but the relevant text in the SA has been amended (and presented in this addendum) to ensure consistency with the modified version of the Local Plan.

2.2.7 The modifications to supporting text to clarify how policies will be implemented and/or provide justification for them are not considered to be significant because they do not impact on the findings of the SA or assumptions underlying the appraisal.

2.2.8 The modifications that involve the deletion of text from a policy and the introduction of revised wording have been considered to see if the changes have any implications for the SA, both in terms of the conclusions of the SA or the commentary accompanying relevant parts of the assessment.

2.2.9 Any modifications that involve the introduction of a new policy or site would be treated as significant, although no such instances in these MMs were identified.

2.2.10 Where a modification to a policy introduces an additional criterion, a judgement is made as to whether or not the modification would affect the previous appraisal and/or should be acknowledged in the appraisal. In such instances, significance is determined on a case by case basis and a comment made in **Appendix A** on whether or not the previous appraisal required updating and a broad indication of which SA objectives were affected.

2.2.11 There is one instance of a policy being proposed to be deleted, Policy LP3 relating to the presumption in favour of sustainable development. The deletion of the policy is noted but it is not considered to be significant because the presumption is set out in the NPPF. At this stage there is no indication that remaining policies will be re-numbered, so no adjustment has been made to the numbering of remaining policies.

2.2.12 The Local Plan has been updated to indicate which policies are strategic, as required by the NPPF. This change is not considered significant for the purposes of the SA as it does not influence the outcome of the appraisal of relevant policies.

2.2.13 Although not affecting the results of the assessment, there are instances of site names and/or site capacities changing and sites being deleted from the list of allocated sites and relevant tables and matrices have been amended to reflect any such changes to assist readers.

2.3 Sustainability Appraisal Framework

2.3.1 To support the appraisal of the draft Local Plan, a SA framework was developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The objectives are accompanied by a set of guide questions and criteria that were used to assess options, policies and sites. The SA objectives are shown in **Table 2.1.**

Table 2.1 SA Objectives and Guide Questions

SA Objective	Guide Questions	
1.To ensure that housing stock meets the needs of all communities in the Borough	Q1a	Will it ensure all groups have access to decent, appropriate, well designed and affordable housing?
	Q1b	Will it ensure that all new development contributes to local distinctiveness and improves the local environment?
2. To improve health and reduce health inequalities	Q2a	Will it improve access for all to health facilities?
	Q2b	Will it provide sufficient areas of open space for all?
	Q2c	Will it encourage healthy and active lifestyles?
	Q2d	Will it encourage sporting activities?
	Q2e	Will it help reduce obesity
	Q2f	Will it avoid locating sensitive development where environmental circumstances could negatively impact on people's health?
3. To create sustainable communities	Q3a	Will it help achieve life-long learning?
	Q3b	Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life?
	Q3c	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?
	Q3d	Will it help to reduce crime and the fear of crime?
	Q3e	Will it help reduce deprivation in the Borough's most deprived areas?
	Q3f	Will it protect and enhance the vitality and viability of the Borough's settlements?
	Q3g	Will it contribute to regeneration initiatives?
4. To enhance and conserve the cultural heritage of the Borough	Q4a	Will it protect, enhance and manage the local character and accessibility of the landscape across the Borough?
	Q4b	Will it protect and enhance the character of the built environment?
	Q4c	Will it conserve and enhance heritage assets (designated and non-designated) and their setting?
	Q4d	Will it promote high quality urban and rural design?
5. To protect and enhance biodiversity	Q5a	Will it lead to habitat creation matching BAP priorities?
	Q5b	Will it maintain and enhance sites designated for their nature biodiversity interest?
6. Protect and manage the landscape of North East Derbyshire	Q6a	Will it reduce the amount of contaminated, derelict, degraded and under-used land?
	Q6b	Will it improve tranquillity?
	Q6c	Will it protect and improve the distinctive local character of the Borough (such as stone walls)?
	Q6d	Will it provide adequate green space and environmental capital (green infrastructure)?
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	Q7a	Will it lead to reduced consumption of materials and resources?
	Q7b	Will it reduce water consumption?
	Q7c	Will it exacerbate water abstraction levels?
	Q7d	Will it include energy efficiency measures?
	Q7e	Will it encourage energy production from sustainable sources?
	Q7f	Will it maintain and enhance soil quality?

SA Objective	Guide Questions	
8. Plan for the anticipated different levels of climate change	Q8a	Will it facilitate landscape change for climate change adaptation (e.g. by protecting key landscape and biodiversity features and improving links between them to reduce fragmentation)?
	Q8b	Will it be built outside of the floodplain and not exacerbate flooding in any way?
	Q8c	Will it reduce the risk of damage to property from storm events?
9. Minimise the Borough's contribution to climate change	Q9a	Will it lead to reduced greenhouse gas emissions?
	Q9b	Will it have a low or neutral carbon footprint?
10. Minimise the environmental impacts of waste and pollution	Q10a	Will it provide an increased variety and capacity of reuse and recycling facilities?
	Q10b	Will it reduce waste form construction?
	Q10c	Will it lead to improved water quality?
11. Develop a strong culture of enterprise and innovation	Q11a	Will it ensure that new employment sites are located in the more sustainable locations?
	Q11b	Will it promote environmental technology initiatives?
	Q11c	Will it help diversify the local economy?
	Q11d	Will it provide good quality, well paid employment opportunities that meet the needs of local people?
	Q11e	Will it help promote local procurement and recruitment?
	Q11f	Will it promote tourism?
	Q11g	Will it support rural diversification?
12. Improve the accessibility to jobs and services	Q12a	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?
	Q12b	Will it improve local accessibility of employment, services and amenities?
	Q12c	Will it increase provision of local services and facilities and reduce centralisation?
	Q12d	Will it reduce car use?
	Q12e	Will it encourage use of public transport?

2.3.2 Policies, options and strategic sites in the draft Local Plan were appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system was adopted which is set out in **Table 2.2.**

Table 2.2 Scoring System for the Sustainability Appraisal

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any effect on the achievement of the objective	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-

Score	Description	Symbol
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective, or the relationship is negligible.	~
Uncertain	The proposed option/policy has an uncertain relationship to the objective, or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?
Mixed score	Note where a score is positive or negative but there is uncertainty hatching is used, e.g.	+/?

2.3.3 MMs screened in for appraisal have been appraised using the approach applied to the Local plan with the results of the SA updated to reflect any changes.

2.4 Difficulties Encountered in Compiling the Report

2.4.1 Section 4.4 of the SA Report set out uncertainties and assumptions in undertaking the SA. In terms of screening the MMs, the approach to determining as to whether or not a MM is significant or not for the purposes of the SA is set out in Section 2.2 of this report, with the results summarised in **Table 3.1**. A screening exercise is presented in **Appendix A** of this report. Professional judgement has been used to determine whether or not a MM should be considered significant and consultation on this report provides an opportunity for consultees to provide their opinions on such judgements.

3. Appraisal of Effects

3.1 Introduction

3.1.1 Section 3 of the SA Report (January 2019) identifies, describes and appraises the likely significant effects of each of the key stages of the Local Plan development. It documents the process of the selection and refinement of the preferred development option leading up to the submission of the draft plan. This is not repeated here.

3.1.2 This section summarises the findings of the review of the MMs to ensure that the sustainability implications of the 'screened in' modifications have been identified and evaluated and where appropriate, have been used to provide updates to the SA.

3.2 Identification of Potentially Significant Modifications

3.2.1 **Table 3.1** below identifies the MMs that are considered to be significant for the purposes of the SA. The results of the review of all of the MMs are set out in **Appendix A.**

Table 3.1 Summary of MMs to the Local Plan that are considered significant to the SA

Modification Reference	Policy/ Paragraph/Page	Proposed Modification	Why this change is considered significant for the SA
MM1	Contents Page	Insert revised contents page. See Associated Figures, Tables and Diagrams (Proposed Modifications) for the proposed modification.	The change to the contents page does not impact on the SA, e.g. there has been no re-ordering of the chapters that needs to be reflected in the SA Report. One policy (LP3) has been deleted and this is noted in the appropriate modification relating to that. Where there are specific changes that are significant for the purposes of the SA, e.g. amendments to Table 4 'Housing Allocations' these are referred to under the modification that they relate to.
MM3	Paragraph 1.3 (page 9)	There will be ~~44~~ 50 ha of land provided between 2018 and ~~2033~~ 2035 for new high-quality employment development so that together with existing employment areas, a range of jobs and training opportunities are easily accessible to those who need them. All this new development will be in areas with an established industrial character or areas of regeneration specifically designated for mixed use.	Yes – references to the amount of employment land to be provided and extension of the plan period to 2035 need to be updated in the SA Report. The change in the residual need for employment land is not considered to impact on the results of the SA, e.g. significant positive effects are already identified in relation to SA Objective 11 in relation to employment and the amendment simply reflects extension of the plan period to 2035.
MM4	Paragraph 1.20 (page 12)	Sites are made available for at least ~~4374~~ 4,080 homes between 2018 and ~~2033~~ 2035 to meet the Objectively Assessed Need (OAN), the majority of which are located within easy walking and cycling reach of the existing district and town centres. Some new housing development will be directed to areas suffering from deprivation to aid the regeneration of these communities. Some of this housing will need to be in well-designed, sensitive urban extensions on greenfield sites. Local centres and community facilities there will need to be improved. In addition, some housing is also concentrated around 'Local Service Centres'.	Yes – references to the number of homes provided and the plan period will need updating throughout the SA Report as appropriate. The revised number is not considered significant in terms of the findings of the SA, e.g. significant positive benefits are already identified in relation to SA Objective 1 on housing. The revised number reflects the LHN methodology. It is also noted under MM15 that the Local Plan can demonstrate a supply of 6,247 dwellings over the plan period against the minimum requirement of 4080 dwellings between 2018 and 2035.
MM5	Objective 2 (page 14)	S2 Provide sites for at least ~~4374~~ 4080 homes to be built between 2018 and ~~2033~~ 2035 to meet the housing requirement for Chesterfield borough	See comments at MM4
MM6	Objective S6 (page 14)	S6: Provide ~~44~~ at least 50 ha of new employment land between 2018 and ~~2033~~ 2035.	See comments at MM3
MM7	Paragraphs 2.2 to 2.6 and table 1	The MM includes the addition of the following text: The Local Housing Need (LHN) methodology set out in the NPPF indicates a minimum housing need of 240 new dwellings per annum. No further adjustments	Yes – the SA should be updated to reflect the revised annual target and that this reflects the approach in the LHN. The fact that no further adjustments to the figure are

Modification Reference	Policy/ Paragraph/Page	Proposed Modification	Why this change is considered significant for the SA
		to this figure are required to account for unmet need in neighbouring areas or other demographic or economic factors. 2.3. Between 2014-~~2033~~ 2035, this equates to a minimum housing requirement of ~~5035~~ 4,080 new dwellings (240 dwellings per year).	deemed necessary should also be reflected in the SA commentary.
MM8	Paragraph 2.8 (page 16)	2.8. This work concludes that 44 hectares of employment land are required between 2018-2033, split into B1 5.2 ha, B2 – 21 ha and B8 – 17.6 ha. This equates to a minimum of 50ha across the Local Plan period of 2018 to 2035. Chesterfield needs to be able to offer an appropriate range of employment sites, in terms of quantity, size and location. The quality of site provision is key, and the best employment sites must be protected.	See comments at MM3
MM12	Policy LP2	LP2 Principles for Location of Development The MM deletes the requirement for development to be within 800m of an existing or proposed Local, District or Town Centre but includes criteria relating to accessibility (see **Appendix A** for full details of the MM). d) maximise ~~provide~~ opportunities through their location for walking ~~and cycling and the use of public transport (policy LP23) to~~ access to a range of key services[1] via a safe, lit, convenient walking routes; e) maximise opportunities through their location for cycling and the use of public transport to access a range of key services; ~~New residential development will be expected to be within walking distance (800m) of an existing or proposed Local, District or Town Centre, via a safe, lit, convenient walking route, or demonstrate the ability to deliver appropriate provision on site.~~ [1] DfT Accessibility Indicators: • Employment centres • Primary schools • Secondary schools • Further Education institutions • GPs • Hospitals • Food stores • Town Centres	Yes – update detailed appraisal matrix to remove reference to 800m threshold. The policy, as amended, promotes walkable neighbourhoods so no amendments to the outcome of the SA are identified.

Modification Reference	Policy/ Paragraph/Page	Proposed Modification	Why this change is considered significant for the SA
MM13	Policy LP3	Delete all of paragraph 2.18 and Policy LP3 and the associated heading.	Yes – all references to LP3 in the SA should be deleted. Deletion of the policy does not affect the overall conclusions of the SA, given that the policy mirrored the NPPF.
MM18	Table 4	See Associated Figures, Tables and Diagrams (Proposed Modifications) for the proposed modification.	Yes – the modifications to Table 4 on housing allocations need to be reflected in the SA, e.g. where a site name has been amended.
MM25	paragraphs 4.8, page 31	The 2018 Employment Land study recommended that Chesterfield Borough should provide approximately 44 ha of new land for Business and Industrial use between 2018 and 2033 in order to provide sufficient jobs for the borough's population and wider catchment. <u>This requirement figure has been extended to align with the plan period end date of 2035, which results in a total employment land requirement of 50 ha between 2018 and 2035.</u>	See comments at MM3.
MM30	Policy LP9	LP9 Vitality and Viability of Centres The proposed MM includes deletion of the following text relating to the provision of residential use in centres. See **Appendix A** for full details on the MM. ~~Residential uses (C3) will normally only be permitted at first floor level and above (with the exception of suitable provision for access)~~	Yes – a minor positive effect was identified on the basis that LP9 made provision for housing. Whilst the policy as re-worded could still enable this, the change means that it is not explicit. The commentary to the SA should be updated to reflect this change.
MM45	Policy LP20	LP20 River Corridors The proposed modification protects biodiversity, ecological value and connectivity and ecological buffer strips (see **Appendix A** for full details).	Yes – a minor positive effect was identified in relation to Policy LP20 and SA Objective 5 on biodiversity. The proposed modification protects biodiversity, ecological value and connectivity and ecological buffer strips. A significant positive effect is identified in light of the modification and the SA should be updated to reflect this.
MM57	Policy SS6	SS6 Land at Dunston Allocation amended to 500 dwellings from 800 dwellings because 300 dwellings are already under construction (see **Appendix A** for full details).	Yes – SA matrix referred to provision of 800 dwellings on site and should be updated to reflect the revised figure. The revised figure of 500 dwellings still has a significant effect on SA Objective 1 'Housing' so no amendments to the assessment of the policy are considered necessary. In addition, the commentary to the SA could acknowledge the new criterion (iv) relating to mitigation to minimise adverse impacts on heritage assets and their settings and transport mitigation. A minor positive effect was identified in relation to SA Objective 4 'cultural heritage' and the

Modification Reference	Policy/ Paragraph/Page	Proposed Modification	Why this change is considered significant for the SA
			proposed change provides further reassurance, however as the emphasis is on mitigation, rather than enhancement a minor positive effect (rather than a significant positive) is still considered appropriate. Policy LP22 'Historic Environment' encourages the enhancement of heritage assets and their setting wherever possible. A significant positive effect was identified previously in relation to SA Objective 9 'climate change' because the policy provided for walking and cycling within the site and the provision of a new local centre (which would help reduce the need to travel and associated greenhouse gas emissions). The proposed modification provides further re-assurance in relation to transport mitigation for all users but does not affect the outcome of the appraisal.
MM59	Policy SS7	SS7 Chesterfield Railway Station The MM includes the addition of the following criteria (see **Appendix A** for full details) Appropriate assessment, evaluation and, if necessary, recording of archaeological remains Improved inclusive accessibility to Chesterfield Railway Station and within the masterplan/development framework area. Planning Permission will not be granted for development that would prevent the delivery of the above improvements.	Yes – the new criterion relating to the assessment, evaluation and, if necessary, recording of archaeological remains improves the performance of the policy against SA Objective 4 'Cultural heritage.' The SA should be updated to include a significant positive effect against the objective.
MM66	Monitoring framework	Revised monitoring framework (see **Appendix F** for details).	Yes – modifications to the monitoring framework need to be acknowledged in the SA and the extent to which they will help meet monitoring requirements for the Strategic Environmental Assessment reviewed.
MM67	Monitoring framework	Housing Trajectory See Appendices (Proposed Modifications) for the proposed modification.	See comment at MM66
MM68	Monitoring framework	Employment Trajectory See Appendices (Proposed Modifications) for the proposed modification.	See comment at MM66

3.3 Plan Period

3.3.1 The Plan Period is proposed to be amended to cover the period 2018 to 2035, previously it was 2033. All references in the SA Report (January 2019) to the plan period should be taken as referring to the revised plan period of 2035. This addendum includes instances where the text has been updated. The change to the plan period does not have any impact on other aspects of the SA Report (January 2019) or the conclusions of the SA.

3.4 Strategic Objectives

3.4.1 Section 5.2 of the SA Report (January 2019) includes an exercise looking at the compatibility of the Local Plan's vision and strategic objectives.

3.4.2 The MMs include amendments to strategic objectives S2 and S6, reflecting the change to the plan period, minimum number of homes to be built over the plan period and the amount of housing land to be provided over the revised plan period.

3.4.3 These changes do not impact on the findings of the SA in relation to the compatibility of the vision and strategic objectives.

3.4.4 The Local Plan's strategic objectives are quoted at paragraph 5.2.9 of the SA Report and S2 and S6 should be amended as follows to reflect the MMs:

- *S2: Provide sites for at least ~~4,374~~ 4080 homes to be built between 2018 and ~~2033~~ 2035 to meet the housing requirement for Chesterfield Borough; and*
- *S6: Provide at least ~~44 50~~ 50 ha of new employment land between 2016 and ~~2033~~ 2035.*

3.5 Revised Housing Number

3.5.1 In earlier iterations of the SA the Council identified three options relating to the quantum of new housing to be delivered in the Borough over the plan period. The options were as follows:

- Option 1 – Strategic Housing Market Assessment (SHMA) Objectively Assessed Need (OAN) 244 homes per annum plus an allowance for historic under delivery which equated to a total requirement of 270 homes per annum;
- Option 2 - LEP aspirational growth 345 homes per annum; and
- Option 3 - As per option 1 plus Reserve Sites (up to c1,260 dwellings) in order to provide additional flexibility to bring forward sites should growth be faster/greater than expected.

3.5.2 Section 5.3 and Table 5.2 of the SA Report (January 2019) summarised the significant environmental effects associated with each of the options and Appendix F of that Report provides an appraisal matrix for the options.

3.5.3 The MMs identify a minimum housing need figure of 4,080 dwellings (consistent with the Local Housing Need (LHN) methodology), this equates to 240 dwellings per annum over the period 2018 to 2035. This modification is required to make the Local Plan compliant with the NPPF and PPG. Whilst it is recognised that the revised figure of 240 dwellings per annum is close to the options previously appraised, Table 5.2 should be amended as follows to provide the re-assurance that the preferred housing number has been appraised.

Update to Table 5.2 Housing Growth Options Appraisal (Homes per Year, 2018-2035)

Option	1. Housing	2. Health	3. Sustainable Communities	4. Cultural Heritage	5. Biodiversity	6. Landscape	7. Natural Resources	8. Climate Change Adaptation	9. Climate Change Mitigation	10. Waste and Pollution	11. Enterprise and Innovation	12. Access to Jobs and Services
LHN (minimum 240 homes per annum)	++	++	++	?	?	?	-/?	0	-/?	-/?	0	+/?

3.5.4 The text at paragraph 5.3.9 of the SA Report (2019) summarises the effects of all of the options and should be updated as follows:

"Adopting the LHN (minimum 240 homes per annum) as the minimum housing requirement will make a significant positive contribution towards SA objectives 1 'Housing' and 2 'Health' as there are benefits associated with good quality affordable housing. It could also make a significant contribution to SA objective 3 'Sustainable Communities' by helping to support new facilities and services and help deliver them. As with other options uncertainties are identified in relation to natural resources (7), climate change mitigation (9) and waste and pollution (10). This is a minimum figure but the SA has assessed a range of options, which have considered the potential effects associated with a higher level of housing provision."

3.5.5 Appendix F of the SA Report (2019) has been updated to include an appraisal of an option based on meeting the minimum housing target set out in the LHN. The updated matrix is provided at **Appendix B.**

3.5.6 Paragraph 5.3.10 of the SA Report should be deleted and replaced with the following text:

"At the time of submission, the Council's preferred option was Option 3 above because it provided greater flexibility and was therefore preferred over Option 1. Option 2 was rejected because it would require additional greenfield releases and was not considered by the Council to be realistic or deliverable, it was however assessed on a precautionary basis to ensure compliance with the SEA Directive. The Main Modifications align the housing requirement with the LHN methodology, identifying a minimum housing need of 240 dwellings per annum and a minimum requirement over the plan period of 4,080 new dwellings. The Main Modifications state that there is no requirement for further adjustment to this figure to meet unmet need in neighbouring areas or other demographic or economic factors. The Council's Preferred Option is to align the housing requirement with the LHN methodology as this complies with the NPPF and PPG, identifying a minimum housing need of 240 dwellings per annum and a minimum requirement over the plan period of 4,080 new dwellings, consistent with the Main Modification. Over the whole plan period the Council can demonstrate a supply of 6,247 dwellings to provide flexibility over the plan period."

3.6 Revised Employment Land Provision

3.6.1 The Council identified three options relating to the quantum of new employment land to be delivered in the Borough over the plan period. The options were as follows:

- Option 1 - 77 hectares meeting identified need;
- Option 2 - 83 hectares LEP aspirational growth scenario A; and
- Option 3 - 90 hectares LEP aspirational growth scenario B.

3.6.2 Section 5.4 of the SA Report (January 2019) summarised the significant effects associated with each of the options and Appendix G of that report provides an appraisal matrix for the options.

3.6.3 Paragraph 5.48 of the SA Report (January 2019) sets out the Preferred Option. This should be deleted and replaced with the following text:

"Option 2 was the Council's preferred at the time of submitting the Local Plan because it provided some flexibility and choice of sites. It may also stimulate competition in the local market, encouraging sites to be brought forward. The Council rejected Option 1 because it does not provide the necessary flexibility and choice required. Option 3 was rejected because it could lead to competition with housing sites and also questions over the ability to deliver this level of growth within the plan period. In preparing the submission version of the Local Plan the Council reviewed the position in respect of existing completions and commitments and identified a residual need for 44ha of employment land over the plan period. This provision is broadly compatible with Option 2, which reflects gross need, i.e. not allowing for completions and commitments. The Main Modifications identify provision for 50ha of employment land, but this simply reflects the change to the plan period to 2035 (which would have affected all options equally). The change in the amount of land to be provided is not therefore significant for the purposes of the SA, however all references to 44ha of employment land in the SA Report should be taken as referring to 50ha."

3.7 Options for Housing Sites

3.7.1 The Council considered a number of smaller sites that could provide housing. The sites considered and significant environmental effects associated with them are summarised in Section 5.7 of the SA Report (January 2019). More detail on the results for each site is provided at Appendix J of that report. The MMs include changes to the names of a number of sites and / or changes to the site area and number of homes a site could accommodate (MM18).

3.7.2 The SA Addendum (June 2019) confirmed that land west of Duckmanton would also be taken forward as an allocation (site reference 247). The updated SA matrix for the site based on the revised site area of 23.39 ha is included at **Appendix E**. The Council concluded that the extent of the allocation should be limited to the western extent of a current planning application, based on submitted evidence on landscape impact, however the high-level nature of the SA means that the scoring for the site remains the same as the previous assessment. In the case of landscape (SA objective 6), the site still scores significant negative (pre-mitigation) because the site is over 5ha and scores amber in the LAA against landscape and local character. Scoring against all other objectives is the same as the previous assessment of the site based on the larger site area.

3.7.3 **Table 5.7** of the SA Report has been updated below to reflect these changes. The appraisal matrices for individual sites have also been updated as outlined above (see **Appendix C** of this Addendum). There are no impacts on the conclusions of the SA.

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Table 5.7 Summary of SA Results for Housing Site Options

Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
14	Hady Lane (Land around 146-152), Hady	1.50	+	+	0	0	0	0	0	++	0	0	0	0	This is a small (1.5 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character area. It is within open land but close to existing development and existing vegetation and topography should reduce any impact. The site has an extant permission where mitigation has been accepted as feasible. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and a relatively low density will permit a layout that avoids surface water flood risk area.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
15	Brampton Manor, Old Road, Chesterfield S40 1HX	1.80	+	+	0	--	0	+	0	++		0	0	0	This is a small (1.8 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Listed buildings are present within the site: Manor House Hall Grade II Listed, Manor House Barn Grade II, Manor House Gazebo II*. The Cruck Beam present in the barn is a scheduled ancient monument. However, given the extent of the site some development is likely to be feasible with mitigation and might sustain the listed buildings on the property. However, as the site does not have detailed permission it is considered that without further evidence development of the site could have a significant negative effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and has a very low risk of surface water flooding.
16	Brockwell Court (Former), Cheedale Avenue, Newbold	0.74	+	+	0	?	0	+	0	-	0	0	0	0	This is a small (0.74 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of site is within 800m of a GP, and the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of some listed buildings (including Nags Head, Eyre Chapel and 39 & 41 Newbold Road). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is a small area of medium surface water flood risk on site.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
17	Catherine Street Garages Court Bank Street, ~~and Catherine Street~~ Chesterfield	0.25 ~~7~~	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.25 ~~7~~ hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to a conservation area and within 500m of a number of listed buildings and conservation assets. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.
18	~~Land at~~ Duewell Court (Land at), Station Road, Barrow Hill	1.43 ~~18~~	+	+	+	?	0	+	0	--	0	0	0	0	This is a small (1.43 ~~18~~ hectare) previously developed site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site intersects the Barrow Hill conservation area, is within 500m of a listed building and sits adjacent to a site that appears on the draft Local List. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area albeit within a settlement and redevelopment of an existing residential area. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some surface water flood risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
19	Calow Lane (Land to the South East of), Chesterfield	10.52	++	+	0	0	0	--	0	--	0	0	0	0	This is a large (10.52 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. It is within 2km buffer of 2 GPs (St Philips Drive and Hasland Medical Centre) that are at capacity. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character area. It is a large site away from existing settlements in a landscape character type which is vulnerable to such a scale and location of development. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated therefore there could be a significant negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is an area of Flood Zone 3a and an area at high risk of surface water flooding.
23	Heaton Court (Former), Meynell Close, ~~Chesterfield~~ (Brampton)	0.34	+	+	0	?	0	+	0	--	0	0	0	0	This is a small (0.34 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of site is within 800m of a GP, and the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building, scheduled monument and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is surface water flood risk on site.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
25	KM Office Furniture (Former) Pottery Lane West Whittington Moor Chesterfield	3.1	+	++	0	?	0	+	0	+	0	0	0	0	This is a small (3.1 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the majority of the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer zone of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a significant positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a positive effect on climate change as the majority of the site is within flood zone 1 with low surface water flood risk.
28	~~Land North of~~ Chesterfield Road (Land north of), Staveley	0.32~~0~~	+	+	0	0	0	0	0	++	0	0	0	0	This is a small (0.32 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
32	Miller Avenue Mastin Moor	0.41	+	+	+	0	0	0	0	++	0	0	0	0	This is a small (0.41 hectare) previously developed site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), although very small, the site is an extension of an existing settlement into open countryside and would require a landscape character and visual amenity assessment. It is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.
35	Staveley Canal Basin Eckington Road Staveley	2.99 ~~3.22~~	+	++	0	?	0	0	0	-	0	0	0	0	This is a small (2.99 ~~3.22~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building and conservation area, with potential impact on setting of canal. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls partly within the urban area and partly within the Riverside Meadows type. The site has the potential in terms of location and scale to have an adverse effect but mitigation is likely to be feasible therefore it is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some flood risk although the canal infrastructure should reduce risk to an appropriate level for vulnerable uses.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
38	Edward Street, Middlecroft Staveley	0.41	+	++	0	0	0	+	0	-	0	0	0	0	This is a small (0.41 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some low to medium surface water flood risk in the North West corner of the site.
47	Manor House Farm 118 The Green Hasland ~~Chesterfield~~ ~~S41 0JU~~	0.40	+	++	0	?	0	0	0	++	0	0	0	0	This is a small (0.40 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to the curtilage of a listed building. Development could affect the setting especially if access is taken from The Green. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area but does encroach on open land therefore it is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
53	Allotment Gardens Campbell Drive, Barrow Hill,	1.96	+	+	+	?	0	0	0	++	0	0	0	0	This is a small (1.96 hectare) greenfield site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Barrow Hill Conservation Area is immediately to the east of the site, which is also within a 500m buffer zone of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area and is at the edge of an existing development. The site is not within an area identified as sensitive in terms of landscape character, therefore the effect is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and has a very low risk of surface water flooding.
63	Walton Works (Former) Factory Street ~~Chesterfield,~~ Brampton	3.6	++	++	0	--	0	+	0	-	0	0	0	0	This is a large (3.60 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play, and the majority of the site is within 800m of a GP. The site contains a listed building which is at risk. The site's development could protect the listed building and enhance its setting, however, a detailed proposal has yet to be accepted on the site. The site is also partly within a conservation area and wholly within its 500m boundary. The effect on heritage (Objective 4) is considered to be potentially significant negative. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there are areas of flood risk on site although an adequate FRA was undertaken for a planning application.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
64	Boythorpe Works (Former) Goytside Road Chesterfield	5.00	++	++	0	?	0	++	0	-	0	0	0	0	This is a large (5 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is medium surface water flood risk within the site.
89	Hady Hill (Land at)	0.6	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.57 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of two Grade 2 Listed Buildings, one Grade 2* Listed Buildings and the Newbold (Eyre Chapel) Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant positive effect on climate change as it is FZ1 and the majority of site has a low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
91	Ashbrooke Centre (Former) Cuttholme Road ~~Chesterfield~~Loundesley Green	0.69~~8~~	+	+	0	0	0	+	0	++	0	0	0	0	This is a small (0.69~~8~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
94	Allen & Orr Timber Yard ~~Marsden Street~~Saltergate Chesterfield	0.86	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.86 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Numerous Grade 2 Listed Buildings are near the site and the site itself is likely to contain undesignated heritage assets. The site lies within the 500m buffer zone of many listed buildings, the town centre conservation area buffer and the historic core buffer. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
102	Swaddale Avenue (Land to the west of)~~Allotments (Former) Swaddale Avenue~~ Tapton	0.88	+	+	0	?	-	0	0	--	0	0	0	0	This is a small (0.88 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within the 500m buffer zone of a scheduled monument, a historic park / garden and a listed building. The site has outline permission however without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects a Local Wildlife Site's 100m buffer and therefore there could be a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character area and is within a residential area adjacent to a railway line therefore and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high surface water flood risk running through the site.
108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield	0.62 ~~54~~	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.62 ~~54~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer of the historic core and town centre conservation area. No.6 Ashgate Road has potential to be an undesignated heritage asset. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
111	Adult Training Centre (Former) Ringwood Road Hollingwood	0.97	+	+	0	0	0	+	0	++	0	0	0	0	This is a small (0.97 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
113	Bent Lane (land at) Staveley	7.26	++	+	0	?	-	-	0	--	0	0	0	0	This is a large (7.26 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of the Staveley conservation area and several listed buildings. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects Local Wildlife Site's 100m buffer and therefore development of the site could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Riverside Meadows Landscape Type and is bordered by residential properties on three sides and the green belt on one. Landscape character will be adversely affected to some extent. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of Flood zone 3 and risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
125	Poultry Farm (Former) Manor Road Brimington	0.88~~7~~	+	--	0	?	0	+	0	++	0	0	0	0	This is a small (0.88~~7~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is within 2KM of a GP but not within 800m of a GP or open space. Most of the site is within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
126	Inkersall Social Club Inkersall Green	0.53	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (0.53 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
128	North East Derbyshire District Council Offices (Former), Saltergate, Chesterfield	0.65	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.65 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer zone of a Listed Building and a Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
130	Linacre Road, (Holme Hall)	14.85	++	+	+	?	0	-	0	--	0	0	0	0	This is a large (14.85 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Urban landscape character type. However, the site is open fields and adjoins the wooded farmlands character type and will require careful layout and landscaping. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high risk of surface water flooding, mitigatable through effective site layout and SuDs.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
139	Netherthorpe/ Marshfield Close (Land off)	0.68	+	++	0	?	0	0	0	+	0	0	0	0	This is a small (0.68 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer zone of a Listed Building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site scores amber in the LAA owing to 'Riverside Meadow' landscape character area towards south of site and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a positive effect on climate change as the site is wholly within flood zone 1 with a small area of low to medium surface water risk adjacent to the river Doe Lea.
145	Elm Street (Land at), Hollingwood, ~~Brimington,~~	0.71	+	+	0	0	0	+	0	--	0	0	0	0	This is a small (0.71 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high surface water flood risk running through the site although potential for mitigation through SuDs.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
146	Sycamore Road (land at), Hollingwood, ~~Brimington~~	0.72	+	+	0	?	0	0	0	+	0	0	0	0	This is a small (0.72 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site lies within 800m of a GP. Site is within 500m of a listed building and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a positive effect on climate change as the site is wholly within flood zone 1 with low to medium risk of surface water flooding on the boundary.
150	Derwent House HOP Ulverston Road Newbold~~Chesterfield S41 8EW~~	0.58~~7~~	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.58~~7~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Two Grade 2 Listed Buildings and one Grade 2* Listed Buildings within 500m of the site, which is also within 500m of the Newbold (Eyre Chapel) Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
151	Red House HOP & Spire Lodge Sheffield Road Chesterfield ~~S41 7JH~~	0.92 ~~84~~	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.92 ~~84~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Site falls within 500m buffer zone of heritage assets (listed buildings and a historic park / garden). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
154	Ash Glen Nursery (Former) Sheffield Road Unstone	1.13 ~~2~~	+	--	0	0	0	0	0	--	0	0	0	0	This is a small (1.13~~2~~hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space or within 2km of a GP. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
155	Listers Car Sales (Former) Sheffield Road Unstone	1.4	+	--	0	0	-	0	0	++	0	0	0	0	This is a small (1.4 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and only part of the site is within 2km of a GP with no capacity. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
156	Boat Sales (Former) Sheffield Road Unstone	1.29	+	--	0	0	-	0	0	--	0	0	0	0	This is a small (1.29 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and or within 2km of a GP. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant negative effect on climate change as a small part of the northern boundary of site is covered by FZ3a and there is a small area of high-medium surface water flood risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
160	Garage Site Barker Lane	0.13	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.13 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer zone of a Listed Building and Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low surface water risk.
192	Walton Hospital (land at) Whitecotes Lane ~~Chesterfield~~ Walton	3.14 ~~2.28~~	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (3.14 ~~2.28~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
193	Walton Hospital (land at) Harehill Road, Walton	1.50 ~~49~~	+	++	+	?	0	+	0	++	0	0	0	0	This is a small (1.50 ~~49~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
197	ATS Euromaster Garage, Sheffield Road, Whittington Moor	0.22	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (0.22 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low surface water risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
219	Hollythorpe Close ~~(Land off)~~ Hasland	0.55~~4~~	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (0.55~~4~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
225	Land off The Grove, Poolsbrook (Southern site)	0.9	+	+	+	0	-	0	0	--	0	0	0	0	This is a small (0.9 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is within 100m of a locally designated wildlife site and therefore has a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site scores amber in LAA as it is currently an open space within the Estate Farmlands landscape character type, and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant negative effect on climate change as most of the site is within FZ2 with areas of high surface water flood risk within the site.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
236	White Bank Close (land at), Hasland	0.56	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.56 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to Bank Close House a Grade 2* listed building and adjacent to the Town Centre's Historic Core. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
247	Tom Lane (Land South of) West of Rectory Road, Duckmanton	23.39	++	+	+	?	-	--	0	--	0	0	0	0	This is a 23.39 hectare greenfield site. The site could provide 275 homes and delivery of housing on this site will have a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. There is one Grade II listed building adjoining the eastern boundary and three Listed Buildings to the south of the site, an uncertain effect on heritage (Objective 4) is therefore identified. A Local wildlife site (Ireland Wildlife Area) adjoins the north western boundary of the site. There are no nationally / internationally designated sites within 500m of the site. A minor negative effect is identified in relation to biodiversity (Objective 5). Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have significant negative landscape impacts (Objective 6). The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. The western boundary of the site in flood zone 3, (although in reality only a small slither of the site) a significant negative effect is identified against climate change (Objective 8) on this basis.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
258	Extension to Pondwell Drive, Brimington	1.53	+	++	0	?	0	-	-	++	0	0	0	0	This is a small (1.53 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a number of heritage ~~hertiage~~ features (historic park / garden, listed buildings and the Brimington conservation area). Impact on heritage assets requires further assessment. therefore, having an uncertain effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within an open gap at the boundary of a residential development in the Coalfield Village Farmlands landscape character type, and its development is considered to have a negative effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is entirely within FZ1 with a very small area of low surface water flood risk.
259	Bevan Drive (Land off), Inkersall Green (Northedge)	4.18	++	++	0	?	-	0	0	--	0	0	0	0	This is a large (4.18 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site is within 500m of a listed building and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is within 100m and partly intersects a locally designated wildlife site and therefore has a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site scores amber within LAA as it is within the Estate Farmlands landscape character type, and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have a neutral effect on Objective 7. Development of the site would have a significant negative effect on climate change as there are some areas of high surface water flood risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
266	East of Manor Avenue, Brimington	4.10	++	++	0	?	0	-	-	++	0	0	0	0	This is a large (4.10 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. Most of site is within 500m of a number of heritage features (historic park / garden, listed buildings and the Brimington conservation area). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within an open gap at the boundary of a residential development within the Coalfield Village Farmlands landscape character type, and its development is considered to have a negative effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.
271	~~Land adjacent~~ Rectory Road (Land adjacent), Duckmanton	2.03~~2~~	+	+	+	?	0	0	0	++	0	0	0	0	This is a small (2.03~~2~~ hectare) greenfield site within the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is within 500m of Grade 2 Listed Building to the North. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the within Estate Farmlands landscape type and is likely to have a negative effect on Objective 6 . The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
276	Hazelhurst Lane (Land at), Chesterfield	0.20	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.20 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a number of heritage features (historic park / garden, listed buildings and conservation area). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area, and its development is considered to have a positive effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.
304	Land adj 222 High Street New Whittington Chesterfield	0.20	+	+	0	0	0	0	0	++	0	0	0	0	This is a small (0.20 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the Estate Farmlands landscape character type and its development is considered to have a neutral effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
313	Former Devonshire Cottages, Barrow Hill	5.81	++	+	0	?	0	-	0	++	0	0	0	0	This is a large (5.81 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site lies within a Conservation Area and is within the 500m buffer zone of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site scores amber in the LAA and is an open gap within the Estate Farmlands landscape character type. Its development is considered to have a negative effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.
315	~~Troughbrook Road (Land off),~~ (Pondhouse Farm) Troughbrook Road Hollingwood ~~Chesterfield S43 2JP~~	~~1.10~~ 1.06	+	+	0	?	-	0	0	-	0	0	0	0	This is a small (1.06 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. A small part of the site is within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), development of the site is likely to have a neutral effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as the site is has an area at risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
316	Pump House Farm Woodthorpe	1.20	+	+	+	?	0	0	0	--	0	0	0	0	This is a small (1.2 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site lies within the 500m buffer zone of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the Estate Farmlands character area and relatively open. Its development is considered to have a neutral effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant negative effect on climate change it is there is some high surface water flood risk.
317	Edale Road (Garage Court), Mastin Moor	0.20	+	+	+	?	0	+	0	++	0	0	0	0	This is a small (0.20 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is within 500m of a listed building, and without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
326	Varley Park, Staveley Road, Poolsbrook	65.16	++	+	+	0	0	-	0	++	0	0	0	0	This is a large (65.16 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is open space adjacent to a number of properties within the Estate Farmlands landscape character type. There is likely to be a negative effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
328	Whitecotes Recreation Ground, off Hazel Drive	1.68	+	++	0	0	0	+	0	--	0	0	0	0	This is a small (1.68 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant negative effect on climate change it there is some high surface water flood risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
331	Registry Office, Beetwell Street	0.24	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.24 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is within the town centre's historic core and within 500m of the town centre conservation area and several listed buildings. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. Development of the site would have a significant positive effect on climate change as it in Flood Zone 1 with low surface water flood risk.
333	The Laurels, Wensley Way	0.12	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (0.12 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. Development of the site would have a significant positive effect on climate change as it in Flood Zone 1 with low surface water flood risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
338	Barker Lane (GK Group premises)	1.1	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (1.1 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to a conservation area and within 500m of a listed building. Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
347	Foljambe Road, Brimington	0.05	+	++	0	?	0	+	-	++	0	0	0	0	This is a small (0.05 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site adjoins a conservation area and is within the 500m buffer zone of listed buildings. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change as it in Flood Zone 1 with low surface water flood risk.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
383	Ryro Engineering, Shaw Street, Chesterfield, Derbyshire, S41 9AY	0.08	+	+	0	0	0	+	0	++	0	0	0	0	This is a small (0.08 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change as it in Flood Zone 1 with no surface water flood risk.
407	Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, S41 7NA	0.72	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.72 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of site is within 500m of a listed building and conservation area. Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Site Area	1 score	2 score	3 score	4 score	5 score	6 score	7 score	8 score	9 score	10 score	11 score	12 score	Summary Comment
30 & 401	Inkersall Road (Land at) ~~west of),~~ ~~Staveley (Site A~~Inkersall	22.78~~56~~	++	+	0	?	0	-	0	--	0	0	0	0	This is a large (22.78 ~~56~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site is within 800m of a GP. The site is within 500m of a Listed Building (Grade II Inkersall Farmhouse). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is a large extension into open farmland. The site is within the Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character is likely and therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high risk of surface water flooding.

Reason for Selecting and Rejecting Housing Site Options

3.7.4 **Table 5.8** of the SA Report set out the reasons for selecting and rejecting sites. This has been updated below to reflect changes to site names and / or any revision to the number of homes that could be provided on site as well as any changes on the decision to allocate a site since the SA Report was prepared.

Table 5.8 Reason for Selecting and Rejecting Housing Site Options

Address	Housing Potential Capacity	Allocation	Policy Justification
Hady Lane (Land around 146-152), Hady	10	No	The site is not previously developed land, is not within walking distance of a centre and does not deliver any identified regeneration benefits. Whilst it is recognised that there is an outstanding outline planning permission that can be implemented, the site does not accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2 and is not considered suitable for allocation for development.
Brampton Manor, Old Road, Chesterfield S40 1HX	10	No	Parts of the site contains sports facilities. Insufficient evidence is available to conclude that the site is surplus to open space requirements to satisfy the test set out in paragraph 97 of the NPPF. The site should not be allocated as residential. This would not prevent those parts of the site not in sports use being developed through planning applications.
Brockwell Court (Former), Cheedale Avenue, Newbold	20	No	The site is already being brought forward for development; no allocation is required
Catherine Street Garages Court Bank Street, ~~and Catherine Street~~ Chesterfield	12~~10~~	Yes	The site is previously developed land within walking distance of Chatsworth Road District Centre and is most appropriate for residential development given the residential character around the site and its accessible location. Local Authority ownership ensures the site is available and deliverable. There is no conflict with other proposed policies or allocations of the Local Plan. Development of the site for housing would support the 'concentration and regeneration' aspects of the Spatial Strategy set out in submission policies LP1 and LP2. The site should be allocated for residential development.
~~Land at~~ Duewell Court (land at), Station Road, Barrow Hill	35	Yes	The site is previously developed land within a regeneration priority area and is suitable in principle for a residential (housing) development. The site has no significant environmental or physical constraints. Local Authority ownership ensures the site is available and deliverable. There is no conflict with other proposed policies or allocations of the Local Plan. The site is located within an area identified as a Regeneration Priority area in the Submission Local Plan. Development of the site for housing would support the 'regeneration' aspect of the Spatial Strategy. The site should be allocated for residential development.
Calow Lane (Land to the South East of), Chesterfield	200	No	The site is not previously developed land, and the majority of the site is not within walking distance of a centre and does not deliver any identified regeneration benefits. The scale of the site would not deliver an opportunity for local retail provision on site. Whilst recognising that the site is at the margins of the 'concentration' aspect of the spatial strategy, there are outstanding concerns over the impact on landscape. Capacity in local schools is limited with no realistic prospect of physical expansion. When compared with similar greenfield sites that have a development partner on board, better access

Address	Housing Potential Capacity	Allocation	Policy Justification
			to a centre or the scale to support internal provision, the site does not accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2 and it is not necessary to allocate the site for residential development in spite of these issues in order to meet the OAN for housing set out in the submission version of the plan.
Heaton Court (Former), Meynell Close, ~~Chesterfield~~ Brampton	~~15~~10	Yes	The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. Local Authority ownership ensures the site is available and deliverable and it forms part of the council Housing programme for 2017-2022. There are no constraints that cannot be mitigated. The site should be allocated for residential development.
KM Office Furniture (Former) Pottery Lane West Whittington Moor Chesterfield	0	No	Given the location on the edge of a District Centre the site has potential for a range of uses, including commercial, retail, employment use and possibly for some housing and it would be most appropriate to retain flexibility in the Local Plan for a range of land uses rather than allocate for purely housing or employment use. Such an approach should maximise the opportunities for regeneration of the site. The site should remain unallocated in the Local Plan.
~~Land North of~~ Chesterfield Road (Land North of), Staveley	14	Yes	The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. There are no constraints that cannot be mitigated. The site should be allocated for residential development.
Inkersall Road (Land west of), Staveley (Site A)	200	Yes	The site is greenfield land, the majority of which is within walking distance of Inkersall Local centre and local schools. With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed to meet the spatial strategy of concentration in combination with LAA site 401. The site should be allocated for residential developments.
Miller Avenue Mastin Moor	14	Yes	The site is previously developed land within a regeneration priority area and is suitable in principle for a residential (housing) development despite being currently distant from existing services and facilities. The site has no significant environmental or physical constraints. Local Authority ownership ensures the site is available and deliverable. The site is subject to discussion with landowners of other sites in Mastin Moor as a potential off-site affordable housing contribution although the council's housing services have confirmed that the site would still be developed as such if this proposal does not come forwards There is no conflict with other proposed policies or allocations of the Local Plan. Development of the site for housing would support the 'regeneration' aspect of the Spatial Strategy set out in LP1 and LP2. The site should be allocated for residential development.
Staveley Canal Basin Eckington Road Staveley	~~36~~90	Yes	The site has been laid out as a canal basin as part of the restoration of Chesterfield Canal to provide future provision for visiting boats. Development of the site for a mix of uses including residential and commercial would support the ongoing regeneration and sustainability of the canal which is a key objective of the Local Plan (Strategic Objective S12). Residential development in this location would be within

Address	Housing Potential Capacity	Allocation	Policy Justification
			walking distance of Staveley Town Centre and therefore would accord with the Spatial Strategy of Concentration and Regeneration set out in Local Plan policies LP1 and LP2.
Edward Street, Middlecroft Staveley	12	No	The site is in existing residential use and allocation for residential development would not be necessary in order to bring forward a planning application for replacement dwellings.
Manor House Farm 118 The Green Hasland ~~Chesterfield~~ ~~S41 0JU~~	10	~~Yes~~ No	Site is within walking distance of a centre but does encroach onto open land. ~~The impact upon the adjacent listed building will have to be considered under submission policy LP22 but suitable mitigation is considered feasible. There is no conflict with other proposed policies or allocations of the Local Plan. Allocation of the site would support the 'concentration' aspect of the Spatial Strategy set out in submission policies LP1 and LP2.~~ Following further consideration of the heritage impacts of the scheme through the Heritage Impact Assessment process, it is clear that the potential capacity of the site is significantly constrained and is not likely to meet the five dwelling minimum threshold for allocation in the Local Plan. The site has therefore been removed from the Local Plan on the basis that it could still be brought forward as a windfall site via the normal planning application process, provided the heritage issues can be addressed.
Allotment Gardens Campbell Drive, Barrow Hill,	53	No	The site is not previously developed land. There is insufficient evidence to demonstrate that the site is surplus to requirements as required by paragraph 97 of the NPPF.
Walton Works (Former) Factory Street ~~Chesterfield~~ Brampton	150	Yes	The site is previously developed land within walking distance of Chatsworth Road District Centre. The site includes a Grade II* listed mill, redevelopment for residential use would support the preservation and restoration of the listed building, enhancing the borough's historic environment in support of objective S8 and submission policyLP22. There is potential for some commercial development of the site as part of a mix of uses. The site contains areas of flood zone 2; development of the site would accord with the approach to redevelopment of previously developed land flood risk set out in proposed submission policy LP14 (I to iv) and there is scope within the site to provide adequate flood mitigation measures. The site should be allocated for residential development in accordance with the spatial strategy of 'concentration and regeneration) as set out in submission policies LP1 and LP2 with the provision that a mix of uses is allowed for in submission policy SS2 (Chatsworth Road Corridor).
Boythorpe Works (Former) Goytside Road Chesterfield	135	No ~~Yes~~	The site is previously developed land with employment use to east and west. The site would continue to be suitable for employment development and was allocated for employment land.
Hady Hill (Land at)	18	No	Greenfield site not within walking distance of a centre. Development of the site would be incompatible with the spatial strategy of concertation and regeneration.
Ashbrooke Centre (Former) Cuttholme Road ~~Chesterfield~~ Loundsley Green	209	Yes	The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. There are no constraints that

Address	Housing Potential Capacity	Allocation	Policy Justification
			cannot be mitigated. The site should be allocated for residential development.
Allen & Orr Timber Yard Marsden Street Saltergate Chesterfield	39	Yes	The site is previously developed land within walking distance of Chesterfield Town Centre. The current occupier is intending to move to an alternative site. Development of the site for residential purposed would replace a non-conforming use with one more compatible with surrounding uses and listed buildings and would be in line with the 'concertation and Regeneration' requirements of the Spatial Strategy as set out in submission policies LP1 and LP2.
Swaddale Avenue ~~Allotments (Former) Swaddale Avenue~~ (Land to the west of) Tapton	21	Yes	Whilst not within 800m of a centre, the site is within 800m of an out of centre store providing for day to day needs and in an otherwise accessible location with frequent bus routes and connections to strategic walking and cycling network. The site has ~~an extent~~ planning permission for residential development (which although this has lapsed it demonstrated potential solutions to the site-specific constraints), it has been cleared and is considered suitable.
Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield**	~~25~~70	Yes	The site is previously developed land within walking distance of Chesterfield Town Centre, in temporary use for a surface car park. The site has been the subject of a planning brief for residential development and has now been disposed of to a developer and is the subject of a planning application and pre-application discussions for a further application. The site meets the spatial strategy requirements of 'concentration and regeneration' and should be allocated for residential development.
Adult Training Centre (Former) Ringwood Road Hollingwood	37	No	The site has now been substantially completed for housing under permission CHE/15/00838/REM and there would be no need to continue to safeguard as a housing allocation. The site is considered under the committed developments contributing to housing supply in the submission plan.
Bent Lane Staveley	140	Yes	The site is within walking distance of a centre. The site is a greenfield site but, in the absence of sufficient previously developed land to meet to full OAN within the plan period is considered suitable for development. Part of the site is in an area of high flood risk. However, the site is of sufficient scale to allow development to avoid this part of the site. In terms of application of the flood risk sequential test, there are no alternative greenfield sites at lower flood risk, however, following comments from the Environment Agency, the developable site area has been reduced to avoid areas at flood risk. In terms of application of the exceptions test, a) the site delivers wider sustainability benefits in terms of housing to meet the OAN of the borough on a site that meets the council's spatial strategy of concentrating development within walking distance of centres and; b) the scale of the site allows sufficient space for a scheme to be designed that would be safe for its lifetime, without increasing flood risk elsewhere.
Poultry Farm (Former) Manor Road Brimington	~~31~~26	Yes	Although the site is not within walking distance of a centre, it is within walking distance of other facilities including a primary school and facilities in Calow in North East Derbyshire. The site is previously developed land and surrounded by residential development. Allocation and development would remove a non-conforming use that conflicts with the amenity of existing residents. Allocation of

Address	Housing Potential Capacity	Allocation	Policy Justification
			the site would meet the regeneration requirement of the Spatial Strategy set out in submission policies LP1 and LP2.
Inkersall Social Club Inkersall Green	16	No	The site is within 800m of a centre, is previously developed and is not required to be retained in its current community use. Allocation of the site would meet the concentration and regeneration requirement of the Spatial Strategy set out in submission policies LP1 and LP2. However, there is little evidence of the site being brought forwards since planning permission was granted in 2010. The lack of an allocation would not prevent the site being brought forward through a planning application. There is therefore no benefit to allocating the site for residential purposes.
North East Derbyshire District Council Offices (Former) Saltergate Chesterfield	29	No	The site is previously developed land within walking distance of Chesterfield Town Centre and is subject to a pending application for extra care accommodation and pre-application discussions on commercial use. Given the town centre location the site would be suitable for a range of uses including both commercial and residential and would be best left unallocated for a specific use but covered by the Chesterfield Town Centre Policy (SS1)
Linacre Road, Holme Hall	300	Yes	Holme Hall is identified as a Regeneration Priority Area in the submission Local Plan on the basis of the results of the Indices of Multiple Deprivation. The site is within 800m of a centre and allocation of the site would meet the concentration and regeneration requirement of the Spatial Strategy set out in submission policies LP1 and LP2.
Elm Street, (Land at) Hollingwood, ~~Brimington,~~	23	Yes	The site is a previously developed land. The site is neglected and in need of regeneration. It is within walking distance of Brimington Local Service Centre. The site would meet the Spatial Strategy requirements of 'concentration and regeneration' and should be allocated for residential development.
Sycamore Road (land at), Hollingwood, ~~Brimington~~	18	Yes	The site is a combination of previously developed land and privately owned open space which is considered surplus. The site is neglected and in need of regeneration. It is within walking distance of Brimington Local Service Centre. The site would meet the Spatial Strategy requirements of 'concentration and regeneration' and should be allocated for residential development.
Derwent House HOP Ulverston Road ~~Chesterfield~~ Newbold S41 8EW	17	Yes	The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. There are no constraints that cannot be mitigated. The site should be allocated for residential development.
Red House HOP & Spire Lodge Sheffield Road Chesterfield ~~S41 7JH~~	25	Yes	The site is previously developed land within walking distance of a centre and meets the Spatial Strategy objectives of 'Consultation and Regeneration'
Ash Glen Nursery (Former) Sheffield Road Unstone	30	Yes	The site is previously developed land, historically allocated for employment use. The site is not considered to be attractive to employment users compared to alternative sites and its loss from the employment land supply would not result in a quantitative or qualitative deficiency. Although the site is not within walking distance of a centre, as previously developed land its allocation for residential development would be in

Address	Housing Potential Capacity	Allocation	Policy Justification
			line with the 'regeneration' aspect of the spatial strategy as set out in submission policies LP1 and LP2.
Listers Car Sales (Former) Sheffield Road Unstone	38	~~Yes~~ No	~~The site is previously developed land, historically allocated for employment use. The site is not considered to be attractive to employment users compared to alternative sites and its loss from the employment land supply would not result in a quantitative or qualitative deficiency. Although the site is not within walking distance of a centre, as previously developed land its allocation for residential development would be in line with the 'regeneration' aspect of the spatial strategy as set out in submission policies LP1 and LP2.~~ The site is currently occupied by a number of active businesses and the landowner has asked that the site be withdrawn from consideration as a housing site. The site is no longer considered to be 'available' for residential development due to the lack of a willing landowner. It therefore no longer meets the tests set out in the council's Land Availability Assessment methodology and has been withdrawn as an allocation in the local plan.
Boat Sales (Former) Sheffield Road Unstone	~~48~~50	Yes	The site is previously developed land, historically allocated for employment use. The site is not considered to be attractive to employment users compared to alternative sites and its loss from the employment land supply would not result in a quantitative or qualitative deficiency. Although the site is not within walking distance of a centre, as previously developed land its allocation for residential development would be in line with the 'regeneration' aspect of the spatial strategy as set out in submission policies LP1 and LP2.
Garage Site Barker Lane	10	No	The site has now been developed
Walton Hospital (land at) Whitecotes Lane ~~Chesterfield~~Walton	90	Yes	The site is previously developed land within walking distance of a centre. Allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.
Walton Hospital (land at) Harehill Road Walton	60	Yes	The site is previously developed land within walking distance of a centre. Allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.
ATS Euromaster Garage Sheffield Road Whittington Moor	5	No	The site is in the heart of the Whittington Moor District Centre. Allocation as part of the centre would not preclude alternative development provided retail policies of the NPPF and Local Plan are applied. Allocate as district centre.
Hollythorpe Close ~~(Land off),~~ Hasland	14	Yes	The site is within walking distance of Hasland Local Service Centre. Although previously identified as POS the site has been used as open storage for the adjacent depot and does not serve a POS function and has been identified for disposal. Development of the site for housing would support the 'concentration and regeneration' aspects of the Spatial Strategy set out in submission policies LP1 and LP2. The site should be allocated for residential development.
Land off The Grove, Poolsbrook (Southern site)	24	No ~~Yes~~	The site is not within walking distance of a local centre but it is within an identified Regeneration Priority Area. Planning permission has been granted for the development of this and the adjacent site (LAA reference 326) for residential development for 175 dwellings. The permission is subject to a

Address	Housing Potential Capacity	Allocation	Policy Justification
			S106 agreement to deliver regeneration benefits including replacement planting and habitat creation to offset the loss of open space. The development of this site would secure regeneration benefits including supporting the viability of the local primary school and convenience retail. ~~however~~ The site is ~~only considered suitable if developed in conjunction with~~ part of H31 Varley Park. ~~This is not feasible as H31 has a full permission.~~
White Bank Close (land at), Hasland	9 ~~15~~	Yes	The site is within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. The site has been accepted as surplus to POS requirements and a planning brief is in place for the development of the site. There are no constraints that cannot be mitigated. The site should be allocated for residential development.
Extension to Pondwell Drive, Brimington	55	No	Greenfield site. The site would be within walking distance of the centre of Brimington. The site would conflict with the proposed Hollingwood/Ringwood Strategic Gap (SG2) and there are significant concerns over impact on landscape character.
Bevan Drive (Land off), Inkersall Green (Northedge)	103	No	The site is not previously developed land but is within walking distance of a centre. It does not deliver any identified regeneration benefits. The site clashes with extent of the proposed Ringwood and Hollingwood Strategic Gap (SG2). Whilst it is recognised that there was an outline planning permission, this was permitted in the absence of a five year supply of deliverable housing sites and has subsequently lapsed. The site does not accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2 and is not considered suitable for allocation for development.
East of Manor Avenue, Brimington	148	No	Greenfield site. The site would be within walking distance of the centre of Brimington. The site would conflict with the proposed Hollingwood/Ringwood Strategic Gap (SG2) and there are significant concerns over impact on landscape character.
~~Land adjacent~~ Rectory Road (Land adjacent), Duckmanton	33 ~~55~~	Yes	The site is within the Duckmanton Regeneration Priority Area. Outline planning permission has been granted and reserved matters approval submitted (30/11/2018) with a developer attached.
Tom Lane (Land South of) West of Rectory Road, Duckmanton	275	Yes	The site is within the Duckmanton Regeneration Priority Area. Although it would not be within walking distance of a centre, residential development would support the viability of local facilities including neighbourhood retail and primary school. The site has the potential to have a significant impact on the character of the landscape. Allocation for housing would support the 'regeneration' aspect of the Spatial Strategy as set out in policies LP1 and LP2, but the extent of the allocation should be limited to the western extent of a current planning application, based on submitted evidence on landscape impact.
The Conservatory Centre (Land at) Hazelhurst Lane, Stonegravels, Chesterfield	9	No	The site has planning permission and is included as a commitment
Land adj 222 High Street New Whittington Chesterfield	6	No	This is a greenfield site on the edge of the urban area. Isolated development of this location would form an incongruous form of ribbon development.

Address	Housing Potential Capacity	Allocation	Policy Justification
Former Devonshire Cottages Barrow Hill	50	No	The site is part of the wider Staveley and Rother Valley Regeneration area. There is a clear regeneration need for the strategic allocation of the site to ensure the comprehensive approach to regeneration and delivery of critical infrastructure, including roads, a primary school and new local centre to support regeneration of the site. A masterplan for the regeneration of this site (and adjacent LAA sites 311 and 312) has been in preparation since 2009 in consultation with landowners and is the subject of a current outline planning application. Although delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.
~~Troughbrook Road (Land off),~~ ~~(~~Pondhouse Farm~~)~~ Troughbrook Road Hollingwood ~~Chesterfield~~ ~~S43 2JP~~	~~20~~23	Yes	The site is predominantly previously developed land within walking distance of a centre. However, part of the site is not previously developed and contains a UK BAP Priority Habitat of Traditional Orchard. There is also semi-improved grassland and tall ruderal vegetation within the site. There is a conflict with the extent of the proposed Ringwood and Hollingwood Strategic Gap (SG2). The site should be allocated for residential development on the basis of a revised boundary that is limited to the previously developed land that is outside the Strategic Gap and would accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2.
Pump House Farm Woodthorpe	9	No	This site forms part of the wider Mastin Moor Regeneration Priority Area. However, access to the site is limited and reliant upon improvements being brought forward through the redevelopment of the wider site. If these are delivered the potential for additional residential development can be adequately explored through the development management process
Edale Road (garage court), Mastin Moor	6	Yes	The site is predominantly previously developed land (with a small portion of amenity open space) within a regeneration priority area and is suitable in principle for a residential (housing) development despite being currently distant from existing services and facilities. The site has no significant environmental or physical constraints. Local Authority ownership ensure the site is available and deliverable. There is no conflict with other proposed policies or allocations of the Local Plan. Development of the site for housing would support the 'regeneration' aspect of the Spatial Strategy. The site should be allocated for residential development.
Varley Park, Staveley Road, Poolsbrook	175 ~~167~~	Yes	The site is not within walking distance of a local centre but it is within an identified Regeneration Priority Area. Planning permission has been granted for the development of this and the adjacent site (LAA reference 225) for residential development for 175 dwellings. The permission is subject to a S106 agreement to deliver regeneration benefits including replacement planting and habitat creation to off set the loss of open space. The development of this site will secure regeneration benefits including supporting the viability of the local primary school and convenience retail.
Whitecotes Recreation Ground, off Hazel Drive	45	No	There is insufficient evidence that the site is surplus to meeting local open space requirements or that it is fundamentally unsuitable as open space.

Address	Housing Potential Capacity	Allocation	Policy Justification
Registry Office, Beetwell Street	7	No ~~Yes~~	The site has potential for a range of uses including residential, commercial or retail. CBC is working with DCC to prepare a planning brief exploring the options. The site should be allocated as part of the Town Centre Policy SS1. Since the site was originally considered the Council has been advised that the site is not available.
The Laurels, Wensley Way	5	No	The site is in existing residential use and allocation for residential development would not be necessary in order to bring forward a planning application for replacement dwellings.
Barker Lane (GK Group premises)	40	~~Yes~~ No	The site is previously developed land which is due to be vacated by the existing user following completion of an alternative facility at Spire Walk. The site is within walking distance of Chatsworth Road District Centre. ~~Allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.~~ Although at the time of plan preparation the site benefitted from an outline planning permission for residential development, this has subsequently lapsed and the previous landowner has sold the site to another commercial user who is operating the site for its existing, permitted commercial use. The site is no longer considered to be 'available' for residential development due to the lack of a willing landowner. It therefore no longer meets the tests set out in the council's Land Availability Assessment methodology and has been withdrawn as an allocation in the local plan.
Foljambe Road, Brimington	4	No	With an anticipated yield of 4 dwellings the site is considered to be too small to allocate.
Basil Close, Chesterfield, S41 7SL	22	No	Notwithstanding the current planning permission, the site is suitable for a range of uses including commercial, residential, hotel or other main town centre uses. The site should be allocated as part of the town centre policy area (SS1).
Ryro Engineering, Shaw Street, Chesterfield, Derbyshire, S41 9AY	4	No	Although the site has outline and reserved matters planning permission. There is currently no evidence of the permission being implemented in the near future. The lack of allocation would not prevent the permission being implemented should this change of a fresh permission being sought.
Former Social Club, Saltergate, Chesterfield, Derbyshire, S40 1NH	10	No ~~Yes~~	The site is within 800m of the Town Centre and is relatively accessible to essential services. Its redevelopment has the potential to enhance local character and visual amenity and its allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2. The site has planning permission and will be treated as a commitment rather than an allocation.
Littlemoor Shopping Centre, Littlemoor Centre, S41 8QW	11	No	The site has permission for residential development as an extension of a mixed use unit in a Local Centre with retail on the ground floor. Allocation as a residential site would not be appropriate. Should permission lapse, the Local Centre designation would not prevent a similar scheme being pursued through a planning application.
Hady Miners Welfare Club, Houldsworth Drive, Hady, S41 0BS	6	No ~~Yes~~	The site ~~has~~ was previously acknowledged has having potential for redevelopment including a small convenience store and would represent regeneration if such a facility were included. ~~A permission has previously been granted for such a use albeit has lapsed. The historical permission established that the existing club premises was not required to meet~~

Address	Housing Potential Capacity	Allocation	Policy Justification
			~~community needs and an allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.~~ Since the site was originally identified for consideration planning permission was granted 6 dwellings and the site is now under construction.
Post Office, 1, Market Place, S40 1TL		No	The site is within the Town Centre and residential use has permission and it is appropriate to retain flexibility in uses rather than give any specific allocation for such a site and location, to ensure that the site can make a full contribution to the vitality and viability of the centre.
Jacksons Bakery, New Hall Road, S40 1HE	7	No	The site has planning permission for 7 dwellings and is included as a commitment. Its location and brownfield character are such that the local plan would support development of the site and an allocation is unnecessary to bring housing forward.
Fridays Chip Shop, 109 Highfield Road, Chesterfield, Derbyshire, S41 7HS	5	No	The site has planning permission for 5 dwellings and is included as a commitment. Its location and brownfield character are such that the local plan would support development of the site and an allocation is unnecessary to bring housing forward.
Inkersall Road (Land west of), Staveley (Site B)	200	Yes	The site is greenfield land, the majority of which is within walking distance of Inkersall Local centre and local schools. With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed to meet the spatial strategy of concentration in combination with LAA site 30. The site should be allocated for residential developments.
Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, S41 7NA	31	~~Yes~~ No	The site is vacant previously developed land within walking distance of a centre. Allocation of the site for residential development would accord with the Spatial Strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2, however construction for residential development has commenced on site since the original consideration of sites was undertaken, so it is no longer appropriate to allocate it.
325 Ashgate Road, Ashgate, S40, 4DB	5	No	The site has planning permission and is included as a commitment. Its location and brownfield character are such that the local plan would support development of the site and an allocation is unnecessary to bring housing forward.
Moorlea Ashgate Road, Chesterfield, Derbyshire, S42 7JE	7	No	The site has planning permission and is included as a commitment.

3.8 Local Plan Policies

3.8.1 This section of the SA focusses on MMs to Policies that are considered to be significant. The relevant Main Modification is indicated by the Modification Reference, e.g. MM12 and full details of each Main Modification are provided in **Appendix A**.

Spatial Strategy

3.8.2 MM12 to Policy LP2 sets out criteria that would apply to sites that are not allocated in the Local Plan, includes amendments to criterion d) referencing opportunities for walking access to a range

of key services[19] via a safe, lit, convenient walking routes. This would replace a requirement in the draft policy for such development to be within walking distance (800m) of a Local, District or Town Centre or the ability to deliver appropriate provision on site.

3.8.3 The proposed changes do not alter the results of the SA of the policy (described in paragraphs 5.10.5 to 5.10.12 of the SA Report (January 2019) but the matrix has been updated at **Appendix D** of this report to remove reference to the 800m threshold.

3.8.4 Policy LP3 'Presumption in favour of sustainable development' is proposed to be deleted because it duplicates the NPPF. Deletion of the policy is not expected to affect the outcomes of the SA but specific references to the Policy should be deleted from the SA Report (January 2019). The text has been updated below.

"5.10.5 Significant positive effects are anticipated for ~~all of these~~ both policies in relation to SA objective 1 'Housing'. Policy LP1 establishes the council's intent to make provision for 4,374 dwellings over a period of 2018 to 2033, ensuring the housing stock of the Borough better meets the needs of its residents. Policies LP2 ~~and LP3 both~~ requires residential developments to be situated carefully and to be sustainable. This aids in the creation of locally distinctive areas alongside providing housing which should be long lasting.

5.10.6 Significant positive effects are also anticipated for ~~all of~~ these policies in relation to SA objective 2 'Improve Health' through the protection of important green/open spaces and requiring developments to be connected to their surroundings and sited carefully. This would result in improving the accessibility of key health services alongside enabling the residents of the Borough to take up a healthier lifestyle e.g. walking/cycling.

5.10.7 In relation to SA objective 3 'Sustainable Communities', Policy LP1 seeks to regenerate certain key areas, potentially strengthening communities located within these areas. Policy LP1 also affords protection to important green/open spaces that are important for ensuring that residents can access the countryside. ~~Policies~~ Policy LP2 ~~and LP3~~ would ~~all~~ improve the connectivity of new developments, requiring them to have sufficient infrastructure to meet the needs of the Borough alongside being sited carefully and sustainably. This would all strengthen the Borough's existing communities and facilitate the creation of new, sustainable communities.

5.10.8 These policies would ~~all~~ contribute to the Borough's ability to enhance and conserve its cultural heritage (SA objective 4). Policy LP1 achieves this through protecting the green belt, strategic gaps and green wedges which are often important to the character and setting of the Borough's existing cultural heritage. Policy LP2 goes further, requiring developments to be carefully sited and not negatively impact upon their surrounding area. ~~Policy LP3 provides a presumption in favour of sustainable development, affording some protection to the Boroughs cultural heritage.~~

5.10.9 Policy ~~Policies~~ LP2 ~~and LP3~~ would ~~both~~ have a significant positive effect on SA objective 5 'Biodiversity' through requiring developments to be sited carefully and sustainably. This would mean important areas of biodiversity are protected from development.

5.10.10 In relation to SA objective 6 'Landscape', both policies LP1 and LP2 ~~and LP3~~ would ~~all~~ have a significant positive effect. This is because the policies require the protection of the green belt, important green/open spaces and for developments to be located in sustainable areas.

5.10.11 Significant positive effects are also anticipated for ~~all of these~~ both policies in relation to SA objective 11 'Enterprise and Innovation'. ~~All of these~~ The policies support the creation of new developments that are connected to their surroundings, sited carefully and are sustainable. It is

[19] Employment centres, primary schools, secondary schools, further education institutions, GPs, hospitals, food stores and town centres

anticipated that this would foster a culture of innovation, as developers work to meet these needs. Policy LP1 would also foster a culture of enterprise through providing more employment land.

5.10.12 Objective 12 'Jobs and Services' would receive significant positive effects from these policies. Policy LP1 establishes the council's intent to provide ~~44~~ 50 hectares of new employment land (in addition to completions and commitments) over the period 2018 to 203~~3~~5, which would improve access to both jobs and services. ~~Policies~~ Policy LP2 ~~and LP3~~ would ensure new developments are located in sensible, sustainable locations that can be accessed by the residents of the Borough."

3.8.5 The appraisal matrix has also been updated at **Appendix D** to reflect the deletion of Policy LP3.

Jobs, Centres and Facilities

3.8.6 Policy LP9 'Vitality and Viability of Centres' included the following criterion: *"Residential uses (C3) will normally only be permitted at first floor level and above (with the exception of suitable provision for access)"*. This is proposed to be deleted (MM30) and there is now no explicit reference to the provision of housing in centres.

3.8.7 A minor positive effect was identified in the appraisal matrix against SA Objective 1 'Housing.' This has been updated to reflect the fact that the explicit reference to housing is proposed to be deleted from the policy. There are no amendments required to the text of the SA Report.

Environmental Quality

3.8.8 MM 45 to Policy LP20 'River Corridors' adds additional criteria to the policy to protect existing biodiversity and ecological value and habitat connectivity. It also requires new development proposals on or adjacent to the river corridor to investigate the creation and management, of ecological buffer strips and corridors to preserve and enhance the biodiversity of the area. This modification is judged to have a significant positive effect in relation to SA Objective 5 'Biodiversity.' The SA matrix has been updated to reflect this change in the appraisal. The text of the SA Report (January 2019) does not need updating as it already states that policies, including LP20 will make a significant contribution to a range of SA objectives, with examples given.

Strategic Sites and Locations

3.8.9 MM 56 modifies the number of dwellings that will be granted planning permission for residential development at SS6 'Land at Dunston' to "from approximately 800 dwellings" to "approximately 500 dwellings." This reflects the remaining site capacity after an initial development phase, which is already under construction, has been taken into account. The modification does not alter the outcome of the SA but the SA Report (January 2019) and matrix for the Policy SS6 has been updated to reflect the revised number. The MM also adds an additional criterion to the policy identifying the need for development to demonstrate mitigation to minimise any adverse impacts on nearby heritage assets and their settings. The previous SA noted the requirement for heritage to be considered through a masterplan and identified a minor positive effect on that basis but the modification to the policy provides additional assurance, and the commentary in the SA has been updated to reflect that, however a minor positive effect is identified on this basis, given that the emphasis is on mitigation rather than enhancement. The MM also the need to provide transport mitigation for all users, a significant positive effect was identified in relation to SA Objective 9 in relation to climate change, partly on the basis that the policy requirements would help reduce emissions associated with the use of motorised transport and the MM provides additional reassurance. The updated SA matrix is included at **Appendix D**. The relevant SA Report (January 2019) text has been updated as follows:

"5.10.74 Policy SS6 relates to the Land at Dunston site which seeks to provide ~~approximately 800~~ an additional 500 dwellings on land located to the north of Dunston and to the south east of Dunston Road (800 dwellings in total allowing for an initial development phase that is currently under construction). A comprehensive masterplanned approach to the whole site is required to ensure new housing is provided alongside sensible access arrangements along Dunston Road and Dunston Lane, encouraging the use of walking and cycling within the site, transport mitigation measures for all users and the creation of a new local centre. SS6 would also require the use of green infrastructure including landscaping and the provision of sporting/open space elements within the site, appropriate mitigation to minimise any adverse impacts on nearby heritage assets and their settings and a specified planting scheme to be carried out along Dunston Road."

"5.10.81 Policy SS6 would have a minor positive effect on SA Objective 4 'Cultural heritage' due to there being a 300 dwelling scheme already permitted on the site and the requirement in the policy for development to demonstrate appropriate mitigation to minimise any adverse impacts on nearby heritage assets and their settings and the need for a masterplan to consider the potential for any further impacts on the setting of the designated heritage features. It has been assumed that the remaining 500 dwellings allowed on the site would have conditions that would protect local heritage assets. Policy SS8 would also have a minor positive effect due to Neighbourhood Plans being a good source of local knowledge and often seeking to protect local Heritage Assets."

3.8.10 MM 59 modifies Policy SS7 'Chesterfield Railway Station' with two additional criteria proposed: the first requiring appropriate assessment, evaluation and, if necessary, recording of archaeological remains within the affected area; and the second relating to improved inclusive accessibility. Neither change affects the assessment of effects in the SA Report (January 2019) but the appraisal matrix has been amended at **Appendix D** to acknowledge the positive contribution that both criteria would make to relevant objectives. The main text has been updated below.

"5.10.78 All of the policies are judged to make a significant contribution towards SA objectives 2 'Health' and 3 'Sustainable Communities'. They will help address existing deprivation by providing homes, employment, community facilities, leisure facilities, improved connectivity (including inclusive accessibility in and around Chesterfield Railway Station) enhanced public transport, tackling flood risk and provision of open spaces."

"5.10.82 ~~Policies~~ Policy SS3 was considered to have no relation to SA Objective 4 'Cultural heritage' and SS7 would have a neutral effect, reflecting the difficulties inherent to infrastructure developments on how to reduce their potential effects on their surroundings and the requirement for appropriate assessment, evaluation and, if necessary, recording of archaeological remains within the affected area."

3.9 Appraisal of Allocated Housing Sites

3.9.1 Section 5.12 and Table 5.13 of the SA Report (January 2019) summarise the significant effects associated with allocated housing sites and more detailed information is provided at Appendix O of the SA Report (January 2019). These have been updated to reflect the MMs (changes to site names and removal of sites that were previously identified as allocations in the Local Plan for the reasons set out in **Table 5.8** above). **Table 5.13** is updated below and **Appendix E** updates the matrices as necessary

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Table 5.13 Summary of SA for allocated housing sites

Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
17	Catherine Street Garages Court Bank Street Chesterfield	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.25~~7~~ hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to a conservation area and within 500m of a number of listed buildings and conservation assets. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.
18	~~Land at~~ Duewell Court (Land at), Station Road, Barrow Hill	+	+	+	?	0	+	0	--	0	0	0	0	This is a small (1.43~~18~~ hectare) previously developed site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site intersects the Barrow Hill conservation area, is within 500m of a listed building and sits adjacent to a site that appears on the draft Local List. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area albeit within a settlement and redevelopment of an existing residential area. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some surface water flood risk.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
23	Heaton Court (Former), Meynell Close, ~~Chesterfield~~ Brampton	+	+	0	?	0	+	0	--	0	0	0	0	This is a small (0.34 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of site is within 800m of a GP, and the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building, scheduled monument and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is surface water flood risk on site.
28	~~Land North of~~ Chesterfield Road (Land north of), Staveley	+	+	0	0	0	0	0	++	0	0	0	0	This is a small (0.32 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.
32	Miller Avenue Mastin Moor	+	+	+	0	0	0	0	++	0	0	0	0	This is a small (0.41 hectare) previously developed site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), although very small, the site is an extension of an existing settlement into open countryside and would require a landscape character and visual amenity assessment. It is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
35	Staveley Canal Basin, Eckington Road, Staveley	+	++	0	?	0	0	0	-	0	0	0	0	This is a small (2.99 ~~3.22~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building and conservation area, with potential impact on setting of canal. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls partly within the urban area and partly within the Riverside Meadows type. The site has the potential in terms of location and scale to have an adverse effect but mitigation is likely to be feasible therefore it is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some flood risk although the canal infrastructure should reduce risk to an appropriate level for vulnerable uses.
~~47~~	~~Manor House Farm 118 The Green Hasland~~	~~+~~	~~++~~	~~0~~	~~?~~	~~0~~	~~0~~	~~0~~	~~++~~	~~0~~	~~0~~	~~0~~	~~0~~	~~This is a small (0.4 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to the curtilage of a listed building. Development could affect the setting especially if access is taken from The Green. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area but does encroach on open land therefore it is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.~~

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
63	Walton Works (Former) Factory Street ~~Chesterfield~~ Brampton	++	++	0	--	0	+	0	-	0	0	0	0	This is a large (3.60 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play, and the majority of the site is within 800m of a GP. The site contains a listed building which is at risk. The site's development could protect the listed building and enhance its setting; however, a detailed proposal has yet to be accepted on the site. The site is also partly within a conservation area and wholly within its 500m boundary. The effect on heritage (Objective 4) is considered to be potentially significant negative. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there are areas of flood risk on site although an adequate FRA was undertaken for a planning application.
91	Ashbrooke Centre (Former) Cuttholme Road ~~Chesterfield~~ Loundsley Green	+	+	0	0	0	+	0	++	0	0	0	0	This is a small (0.698 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
94	Allen & Orr Timber Yard Saltergate, ~~Marsden Street~~ Chesterfield	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.86 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Numerous Grade 2 Listed Buildings are near the site and the site itself is likely to contain undesignated heritage assets. The site lies within the 500m buffer zone of many listed buildings, the town centre conservation area buffer and the historic core buffer. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
102	Swaddale Avenue (Land to the west of) Tapton	+	+	0	?	-	0	0	--	0	0	0	0	This is a small (0.88 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within the 500m buffer zone of a scheduled monument, a historic park / garden and a listed building. The site has outline permission however without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects a Local Wildlife Site's 100m buffer and therefore there could be a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character area, and is within a residential area adjacent to a railway line therefore and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high surface water flood risk running through the site.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.62 ~~54~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer of the historic core and town centre conservation area. No.6 Ashgate Road has potential to be an undesignated heritage asset. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
113	Bent Lane (land at) Staveley	++	+	0	?	-	-	0	--	0	0	0	0	This is a large (6.29 ~~7.26~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of the Staveley conservation area and several listed buildings. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects Local Wildlife Site's 100m buffer and therefore development of the site could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Riverside Meadows Landscape Type and is bordered by residential properties on three sides and the green belt on one. Landscape character will be adversely affected to some extent. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of Flood zone 3 and risk of surface water flooding, following comments from the Environment Agency the developable area was amended to avoid areas at flood risk and provide the opportunity for mitigation measures to be put in place.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
125	Poultry Farm (Former), Manor Road, Brimington	+	--	0	?	0	+	0	++	0	0	0	0	This is a small (0.88 ~~7~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is within 2KM of a GP but not within 800m of a GP or open space. Most of the site is within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
130	Linacre Road (Holme Hall)	++	+	+	?	0	-	0	--	0	0	0	0	This is a large (14.85 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Urban landscape character type. However, the site is open fields and adjoins the wooded farmlands character type and will require careful layout and landscaping. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high risk of surface water flooding, mitigatable through effective site layout and SuDs.
145	Elm Street, (Land at), Hollingwood~~, Brimington,~~	+	+	0	0	0	+	0	--	0	0	0	0	This is a small (0.71 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high surface water flood risk running through the site although potential for mitigation through SuDs.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
146	Sycamore Road (land at), Hollingwood~~,~~ ~~Brimington~~	+	+	0	?	0	0	0	+	0	0	0	0	This is a small (0.72 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site lies within 800m of a GP. Site is within 500m of a listed building and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a positive effect on climate change as the site is wholly within flood zone 1 with low to medium risk of surface water flooding on the boundary.
150	Derwent House HOP, Ulverston Road, Newbold ~~Chesterfield~~	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.58 ~~7~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Two Grade 2 Listed Buildings and one Grade 2* Listed Buildings within 500m of the site, which is also within 500m of the Newbold (Eyre Chapel) Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
151	Red House HOP & Spire Lodge Sheffield Road Chesterfield	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.92 ~~84~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Site falls within 500m buffer zone of heritage assets (listed buildings and a historic park / garden). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
154	Ash Glen Nursery (Former) Sheffield Road Unstone	+	--	0	0	0	0	0	--	0	0	0	0	This is a small (1.13 ~~2~~ hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space or within 2km of a GP. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
~~155~~	~~Listers Car Sales (Former) Sheffield Road Unstone~~	~~+~~	~~--~~	~~0~~	~~0~~	~~-~~	~~0~~	~~0~~	~~++~~	~~0~~	~~0~~	~~0~~	~~0~~	~~This is a small (1.4 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and only part of the site is within 2km of a GP with no capacity. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.~~
156	Boat Sales (Former), Sheffield Road, Unstone	+	--	0	0	-	0	0	--	0	0	0	0	This is a small (1.29 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and or within 2km of a GP. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant negative effect on climate change as a small part of the northern boundary of site is covered by FZ3a and there is a small area of high-medium surface water flood risk.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
192	Walton Hospital (land at) Whitecotes Lane, ~~Chesterfield~~ Walton	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (3.14 ~~2.28~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
193	Walton Hospital (land at), Harehill Road, Walton	+	++	+	?	0	+	0	++	0	0	0	0	This is a small (1.50 ~~49~~ hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
219	Hollythorpe Close ~~(Land off)~~, Hasland	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (0.55 ~~4~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
236	White Bank Close (land at), Hasland	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.56 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to Bank Close House a Grade 2* listed building and adjacent to the Town Centre's Historic Core. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
247	Tom Lane (Land South of) West of Rectory Road, Duckmanton	++	+	+	?	-	--	0	--	0	0	0	0	This is a 23.39 hectare greenfield site. The site could provide 275 homes and delivery of housing on this site will have a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. There is one Grade II listed building adjoining the eastern boundary and three Listed Buildings to the south of the site, an uncertain effect on heritage (Objective 4) is therefore identified. A Local wildlife site (Ireland Wildlife Area) adjoins the north western boundary of the site. There are no nationally / internationally designated sites within 500m of the site. A minor negative effect is identified in relation to biodiversity (Objective 5). Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have significant negative landscape impacts (Objective 6). The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. The western boundary of the site in flood zone 3, (although in reality only a small slither of the site) a significant negative effect is identified against climate change (Objective 8) on this basis.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
271	~~Land adjacent~~ Rectory Road, (Land adjacent), Duckmanton	+	+	+	?	0	0	0	++	0	0	0	0	This is a small (2.03 ~~2~~ hectare) greenfield site within the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is within 500m of Grade 2 Listed Building to the North. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the within Estate Farmlands landscape type and is likely to have a negative effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
315	Pondhouse Farm Troughbrook Road Hollingwood	+	+	0	?	-	0	0	-	0	0	0	0	This is a small (1.06 ~~10~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. A small part of the site is within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), development of the site is likely to have a neutral effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as the site is has an area at risk of surface water flooding.
317	Edale Road (~~G~~garage C~~e~~ourt), Mastin Moor	+	+	+	?	0	+	0	++	0	0	0	0	This is a small (0.20 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is within 500m of a listed building, and without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as is wholly within flood zone 1 with low risk of surface water flooding.

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
326	Varley Park, Staveley Road, Poolsbrook	++	+	+	0	0	-	0	++	0	0	0	0	This is a large (6 5.16 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is open space adjacent to a number of properties within the Estate Farmlands landscape character type. There is likely to be a negative effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.
~~338~~	~~Barker Lane (GK Group premises)~~	~~+~~	~~++~~	~~0~~	~~?~~	~~0~~	~~+~~	~~0~~	~~++~~	~~0~~	~~0~~	~~0~~	~~0~~	~~This is a small (1.1 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to a conservation area and within 500m of a listed building. Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.~~
~~407~~	~~Commerce Centre, Canal Wharf, Chesterfield,~~	~~+~~	~~+~~	~~0~~	~~?~~	~~0~~	~~+~~	~~0~~	~~++~~	~~0~~	~~0~~	~~0~~	~~0~~	~~This is a small (0.72 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of site is within 500m of a listed building and conservation area. Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.~~

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Site ref	Site name	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Summary Comment
30 & 401	~~Land at~~ Inkersall Road (Land at), Inkersall	++	+	0	?	0	-	0	--	0	0	0	0	This is a large (22.78 ~~56~~ hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site is within 800m of a GP. The site is within 500m of a Listed Building (Grade II Inkersall Farmhouse). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is a large extension into open farmland. The site is within the Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character is likely and therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high risk of surface water flooding.

3.9.2 Significant effects associated with allocated housing sites are summarised in Section 5.12 of the SA Report (January 2019). Relevant paragraphs are updated below to reflect instances where sites have been added or deleted as allocations.

5.12.3 Eleven ~~Twelve~~ sites (17, 35, 47, 63, 94, 108, 150, 192, 193, 219 and 236~~, and 338~~) also have significant positive effects for health, helping to improve health and reduce health inequalities (Objective 2) as they are close to both recreational open space/leisure centre and GP. One site (247) has a significant effect in relation to landscape (Objective 6).

5.12.4 Sixteen ~~Twenty~~ sites (17, 28, 32, ~~47,~~ 91, 94, 108, 125, 150, 151, ~~155,~~ 192, 193, 219, 236, 271, 317 and~~,~~ 326~~, 338, 407~~) have significant positive effects for climate change as they are located in Flood Zone 1 with no or low risk of surface water flooding (Objective 8).

5.12.5 Significant negative effects have been identified in relation to 3 ~~4~~ sites (125, 154, ~~155,~~ and 156) on health (Objective 2) as they are not within 800m of an open space or 2km of a GP surgery.

- *Site 125 is within 2km of a GP with capacity but not within 800m of a GP or open space. The site has planning permission for residential development.*
- *Sites 154~~, 155~~ and 156 are not within 800m of an open space or 2km of a GP surgery but are all on previously developed land.*

5.12.7 Significant negative effects have been identified in relation to 11~~0~~ sites (18, 23, 30, 102, 113, 130, 145, 154, 156, 247 and 401) on climate change (Objective 8) due to flood risk, although in many cases the area of flood risk is only a small proportion of the whole site.

3.9.3 An additional bullet point should be added after paragraph 5.12.7 with regards to site 247:

- *Site 247 includes areas of flood risk (so that mitigation would be within the application boundary), but the revised housing capacity figure for the site reflects a more comprehensive consideration of the site constraints, including areas of flood risk.*

3.10 Cumulative Synergistic and Secondary Effects of Policies and Sites

3.10.1 Section 5.14 of the SA Report (January 2019) sets out the cumulative effects of policies and these are summarised in Table 5.15 of that report. Table 5.15 also considers the potential for in-combination effects associated with other plans and programmes. There are no changes to the assessment of cumulative effects as a result of the proposed modifications.

3.11 Compliance with the NPPF

3.11.1 The Ministry of Housing, Communities and Local Government (MHCLG) published the revised National Planning Policy Framework (NPPF) on 24th July 2018. This was the first revision of the NPPF since its publication in 2012. The SA Report and appendices (notably Appendix Q which contains a high level review of the Local Plan against the requirements of the NPPF, e.g. to identify any potential policy gaps) included references to the 2018 NPPF and cited specific paragraphs.

3.11.2 Following a technical consultation on updates to national planning policy, MHCLG made very minor changes to the text and published an updated Framework on 19th February 2019.

3.11.3 The various references in the SA Report to specific paragraph numbers in the NPPF were reviewed as part of the preparation of the Addendum to the SA Report dated June 2019 and the conclusion was that the various references remained valid. The MMs are partly driven by the Inspectors review of the Local Plan against the NPPF and where any additional modifications are proposed by the

Inspectors to make the Local Plan compliant with the NPPF these are indicated at **Appendix A** of this addendum.

3.12 Recommendations (including Mitigation)

3.12.1 Section 5.17 and Table 5.17 of the SA Report (January 2019) set out recommendations arising from the SA of the regulation 19 Local Plan. No additional recommendations have arisen following a review of the MMs.

3.13 Monitoring

3.13.1 Section 6.6 of the SA Report (January 2019) sets out the requirements for monitoring in relation to the SA and the opportunity to integrate monitoring of the Local Plan with the requirements for monitoring in relation to the SA. MM 66 sets out changes to the monitoring framework. The revised framework has been reviewed to assess the extent to which the proposed indicators align with the SA Objectives. The results of the exercise are set out at **Appendix F** of this addendum. This shows the monitoring framework, including changes proposed in the MM. The last column of the table has been added by Wood to highlight which SA objectives each of the proposed indicators would help monitor.

3.13.2 From the review at **Appendix F** no instances where a SA objective was not supported by at least one indicator were identified it is therefore concluded that the updated monitoring framework provides the basis for meeting monitoring requirements for the Local Plan associated with the SA and this will be confirmed in the Post Adoption Statement.

4. Conclusions and Next Steps

4.1 Conclusions

4.1.1 This addendum has presented the findings of the SA of the Post-Submission Modifications to the Chesterfield Borough Local Plan.

4.1.2 The appraisal has demonstrated that the proposed modifications do not impact on the previous conclusions of the SA.

4.2 Next Steps

4.2.1 This addendum to the SA report is a supporting document to the consultation on the Local Plan Modifications. Comments are invited on the findings and recommendations of this report.

4.2.2 The consultation runs from **Friday 6th March to Friday 17th April 5pm**.

4.2.3 Please note: the **consultation is only related to the content of the Modifications (soundness) and how they have been prepared (legal compliance).** Other parts of the plan will not, however, be considered.

4.2.4 If you wish to make comments, please use one of the following methods:

- Email: Please complete the consultation response form and send it to Local.plan@chesterfield.gov.uk; or
- Post: Please complete the consultation response form and send it to: Strategic Planning and Key Sites, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, S40 1LP

4.2.5 Please quote the relevant main modification reference, policy or paragraph to which your response relates.

4.2.6 Following the close of the consultation, the inspectors will complete and publish their final report, recommending any changes that are considered necessary to make the Local Plan sound.

4.2.7 After adoption of the Local Plan, a Post Adoption Statement will be completed, consistent with the requirements of the SEA regulations 16(4).

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Appendix A
Screening of Main Modifications

Note this is the table of Main Modifications that has been adapted for the purposes of the SA. For a full copy of the MMs, including the reason for each MM and appendices, with updates to background material, please refer to the original document published by the Council			
Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
Spatial Strategy			
MM1	Contents Page	Insert revised contents page. See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No - The change to the contents page does not impact on the SA, e.g. there has been no re-ordering of the chapters that needs to be reflected in the SA Report. One policy has been deleted and this is noted in the appropriate modification relating to that. Where there are specific changes that are significant for the purposes of the SA, e.g. amendments to Table 4 'Housing Allocations' these are referred to under the modification that they relate to.
MM2	Pages 14-15	Insert Key Diagram between pages 14 and 15. See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No – inclusion of a key diagram does not impact on the findings of the SA Report.
MM3	Paragraph 1.3 (page 9)	1.3 There will be ~~44~~ **50** ha of land provided between 2018 and ~~2033~~ **2035** for new high quality employment development so that together with existing employment areas, a range of jobs and training opportunities are easily accessible to those who need them. All this new development will be in areas with an established industrial character or areas of regeneration specifically designated for mixed use. Economic activity and employment opportunities are focussed where the regeneration benefits can be maximised, particularly in the Staveley and Rother Valley Corridor and along the A61 Corridor where there is significant need for work and training. High employment density uses such as	Yes – references to the amount of employment land to be provided and extension of the plan period to 2015 need to be updated in the SA Report. The change in the residual need for employment land is not considered to impact on the results of the SA, e.g. significant positive effects are already identified in relation to SA Objective 11 in relation to employment and the amendment simply reflects extension of the plan period to 2035.

Note this is the table of Main Modifications that has been adapted for the purposes of the SA. For a full copy of the MMs, including the reason for each MM and appendices, with updates to background material, please refer to the original document published by the Council			
Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		offices are located in the most accessible locations near to town and district centres.	
MM4	Paragraph 1.20 (page 12)	1.20 Sites are made available for at least ~~4374~~ **4080** homes between 2018 and ~~2033~~ **2035** to meet the Objectively Assessed Need (OAN), the majority of which are located within easy walking and cycling reach of the existing district and town centres. Some new housing development will be directed to areas suffering from deprivation to aid the regeneration of these communities. Some of this housing will need to be in well-designed, sensitive urban extensions on greenfield sites. Local centres and community facilities there will need to be improved. In addition, some housing is also concentrated around 'Local Service Centres'.	Yes – references to the number of homes provided and the plan period will need updating throughout the SA Report as appropriate. The revised number is not considered significant in terms of the findings of the SA, e.g. significant positive benefits are already identified in relation to SA Objective 1 on housing. The revised number reflects the LHN methodology. It is also noted under MM15 that the Local Plan can demonstrate a supply of 6,247 dwellings over the plan period against the minimum requirement of 4080 dwellings between 2018 and 2035.
MM5	Objective 2 (page 14)	S2 Provide sites for at least ~~4374~~ **4080** homes to be built between 2018 and ~~2033~~ **2035** to meet the housing requirement for Chesterfield borough	See comments at MM4
MM6	Objective S6 (page 14)	S6: Provide ~~44~~ **at least 50** ha of new employment land between 2018 and ~~2033~~ **2035**.	See comments at MM3
MM7	Paragraphs 2.2 to 2.6 and table 1	2.2. ~~The Strategic Housing Market Assessment Update 2017 indicates an Objectively Assessed Need (OAN) of **265** net new dwellings per annum is required to meet the borough's housing needs.~~ **The Local Housing Need (LHN) methodology set out in the NPPF indicates a minimum housing need of 240 new dwellings per annum. No further adjustments to this figure are required to account for unmet need in neighbouring areas or other demographic or economic factors.** 2.3. Between 2014~~-2033~~ 2035, this equates to **a minimum housing requirement of ~~5035~~ 4,080 new** dwellings **(240 dwellings per year)**.	Yes – the SA should be updated to reflect the revised annual target and that this reflects the approach in the LHN. The fact that no further adjustments to the figure are deemed necessary should also be reflected in the SA commentary.

<table>
<tr><th colspan="4">Note this is the table of Main Modifications that has been adapted for the purposes of the SA. For a full copy of the MMs, including the reason for each MM and appendices, with updates to background material, please refer to the original document published by the Council</th></tr>
<tr><th>Modification Reference</th><th>Policy/ Paragraph/ Page</th><th>Proposed Modification</th><th>Are there implications for the SA arising from the Main Modification?</th></tr>
<tr><td></td><td></td><td>2.4. ~~661 net new dwellings were completed between 2014 and 2018.~~
~~2.5. Because there has been an under-delivery of homes since 2014 (the base date for the SHMA update projections), a shortfall of **399** dwellings is added which will be spread over the plan period.~~
~~2.6. This gives a housing target of 292 net new dwellings per annum.~~

~~**Table 1**~~
<table><tr><td>~~Objectively Assessed Need (OAN)~~
~~OAN over plan period 2014 to 2033~~
~~(19 x 265)~~
~~Net completions 2014 to 2018~~
~~Outstanding need~~
~~Shortfall of dwellings from 2014 to 2018~~
~~Revised OAN including shortfall~~</td><td>
~~265 pa~~
~~**5035** net new dwellings~~
~~661 dwellings~~
~~**4374** net new dwellings~~
~~399 dwellings~~
~~**292net new dwellings pa**~~</td></tr></table></td><td></td></tr>
<tr><td>MM8</td><td>Paragraph 2.8 (page 16)</td><td>2.8. This work concludes that 44 hectares of employment land are required between 2018-2033, split into B1 5.2 ha, B2 – 21 ha and B8 – 17.6 ha. **This equates to a minimum of 50ha across the Local Plan period of 2018 to 2035.** Chesterfield needs to be able to offer an appropriate range of employment sites, in terms of quantity, size and location. The quality of site provision is key, and the best employment sites must be protected.</td><td>See comments at MM3</td></tr>
<tr><td>MM9</td><td>Table 2 (page 16)</td><td>See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.</td><td>See comments at MM3</td></tr>
<tr><td>MM10</td><td>Policy LP1</td><td>LP1 Spatial Strategy</td><td>No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.</td></tr>
</table>

Note this is the table of Main Modifications that has been adapted for the purposes of the SA. For a full copy of the MMs, including the reason for each MM and appendices, with updates to background material, please refer to the original document published by the Council			
Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		The overall approach to growth will be to concentrate new development within walking distance **of a range of Key Services as set out in policy LP2** ~~centres~~, and to focus on areas that need regenerating, including the 'place shaping' areas set out in policies SS1 to SS6 and Regeneration Priority Areas. Regeneration Priority Areas The council will maximise regeneration benefits to existing communities offered by development opportunities in the following areas: • Eastern Villages– Barrow Hill, Duckmanton, Mastin Moor, Poolsbrook, • Holme Hall • **Staveley and Rother Valley Corridor** Housing Growth The council will make provision for the delivery of a minimum Objectively Assessed Need (OAN) of **240 new dwellings per year, (4,080**~~4374~~ dwellings over the period 2018 to ~~2033~~**2035**). New housing development will be in line with the strategy of 'Concentration and Regeneration'. Economic Growth To maintain economic growth and quality of provision, the council will make provision for ~~44~~ **50** hectares of new employment land (B1, B2 and B8 uses) over the period 2018 to ~~2033~~ **2035**. The key areas for employment land are at the already committed Markham Vale development, and at Staveley and Rother Valley Corridor.	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA. See comments at MM3 and MM5 in relation to the changes to the provision of employment and housing land provision and the plan period.

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		Policy LP7 **and the policies map** sets out broad locations for employment uses. Green Belt The existing Green Belt will be maintained and enhanced. Strategic Gaps and Green Wedges Strategic gaps give distinct identity to different areas, prevent neighbouring settlements from merging into one another, and maintain open space. Green Wedges provide access to the countryside from urban areas. The open character of Strategic Gaps will be protected from development between: • Brimington and Tapton (SG1) • Ringwood and Hollingwood (SG2) • Lowgates / Netherthorpe and Woodthorpe / Mastin Moor (SG3) • Woodthorpe and Markham Vale (SG4) • Old Whittington and New Whittington (SG5) • Brimington North (SG6) Green Wedges provide access to the countryside from urban areas. Green Wedges will be protected from development at: • Walton River Hipper Corridor (GW1) • Holme Hall and Newbold Green (GW2) • Dunston and Sheepbridge (GW3)	

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		The boundaries of Strategic Gaps and Green Wedges are identified on the Policies Map.	
MM11	Paragraph 2.15 and 2.17	2.15. The Local Plan's spatial strategy aims to **support and** encourage walking**,** ~~and~~ cycling **and the use of public transport** by locating new development within reasonable walking distance of **a range of key** services ~~in centres~~. **The Local Plan's spatial strategy also recognises the importance of convenient access on foot to key services for those on low incomes, including the health benefits of walkable neighbourhoods. The concept of a walkable neighbourhood is set out in the Council's supplementary planning document: 'Successful Places'.** 2.16. National Travel Survey data[2] continues to show walking as being the second highest mode of transport after private vehicles but only for short distances (i.e. 76% of walking trips being under 1 mile/1.6km), whilst people on low incomes are more likely to depend on walking to get around[3]. ~~Guidance indicates that a walking distance of up to 800m is appropriate for accessibility to town centres and would achieve the aims of the Spatial Strategy with walking distance taken to be at maximum a ten minute walk or 800m distance[4] on a safe route with no significant obvious 'barriers to walking'. This is based on an average walking speed of approximately 1.4 m/s or 3 mph[5]~~ 2.17 **What constitutes a reasonable walking distance is set out in various relevant guidance[1] including the Council's adopted residential design guide supplementary planning document: 'Successful Places'. When seeking to apply the spatial strategy and principles for the location of development the Council will have regard to the concept of a walkable neighbourhood and the walking distances described in its SPD: Successful Places. Regard will also be had to** ~~However, a "reasonable" walking distance is likely to be affected by~~ **the likely effect of factors such as** location,	No - modification is a change to supporting text explaining how the spatial strategy will be implemented.

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		topography, weather, pedestrian facilities, trip purpose and cultural factors. There are also qualitative considerations **which will be taken into account**, including (but not exclusively): - topography - lighting - quality of surface - provision of off road pathways - safety, including isolated pathways, extent of overlooking, lighting, traffic, pedestrian crossings - accessibility, including dropped curbs [1] **Table 3.2 on page 49 Guidelines for Journeys on Foot (Institution of Highways and Transportation) and Paragraph 3.30 on page 48 of Guidelines for Journeys on Foot (Institution of Highways and Transportation)**	
MM12	Policy LP2	LP2 Principles for Location of Development ~~In allocating new development, or assessing~~ **P**~~p~~lanning applications for developments that are not allocated in ~~a DPD~~**the Local Plan**, ~~sites~~ will be ~~assessed~~ supported **according to**~~by~~ the extent to which the proposals meet the following requirements **which are set out in order of priority:** a) deliver the council's Spatial Strategy (policy LP1); b) are on previously developed land that is not of high environmental value; ~~c) are not on the best and most versatile agricultural land;~~ ~~d~~**c**) deliver wider regeneration and sustainability benefits to the area;	Yes – update detailed appraisal matrix to remove reference to 800m threshold. The policy, as amended, promotes walkable neighbourhoods and access to a defined range of facilities so no amendments to the outcome of the SA are identified.

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		~~e) utilise existing capacity in social infrastructure (policy LP11) or are of sufficient scale to provide additional capacity, either on site or through contributions towards off-site improvements;~~ ~~f~~**d**) maximise opportunities **through their location** for walking ~~and cycling and the use of public transport (policy LP23)~~**access to a range of key services[1] via safe, lit, convenient walking routes**; **e) maximise opportunities through their location for cycling and the use of public transport to access a range of key services;** **f) utilise existing capacity in social infrastructure (policy LP11) or are of sufficient scale to provide additional capacity, either on site or through contributions towards off-site improvements;** g) Ensure the long term protection of safeguarded Minerals Related Infrastructure as identified in the Derbyshire and Derby Minerals Local Plan and shown on the Policies Map **h) are not on the best and most versatile agricultural land;** ~~h) meet sequential test requirements set out by other national or local policies~~. Exceptions to the council's Spatial Strategy will be considered where development proposals can clearly demonstrate that the proposed use: i. needs to be in a specific location in order to serve a defined local catchment or need, to access specific resources or facilities (including transport connections) or to make functional links to other, existing uses; or ii. be addressed or to support existing community facilities that otherwise would be at risk of closure.	

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		~~New residential development will be expected to be within walking distance (800m) of an existing or proposed Local, District or Town Centre, via a safe, lit, convenient walking route, or demonstrate the ability to deliver appropriate provision on site.~~. [1] **DfT Accessibility Indicators:** • **Employment centres** • **Primary schools** • **Secondary schools** • **Further Education institutions** • **GPs** • **Hospitals** • **Food stores** • **Town Centres**	
MM13	Policy LP3	~~PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT~~ ~~2.18. The NPPF (para 11) states that all plans should be based upon and reflect the presumption in favour of sustainable development. Policy LP3 sets out what this means in practice, and how the presumption will influence decisions on development proposals.~~ ~~LP3 Presumption in favour of sustainable development~~ ~~When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development~~	Yes – all references to LP3 in the SA should be deleted. Deletion of the policy does not affect the overall conclusions of the SA, given that the policy mirrored the NPPF.

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		~~that improves the economic, social and environmental conditions in the area.~~ ~~Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.~~ ~~Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:~~ ~~a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or~~ ~~b) Specific policies in that Framework indicate that development should be restricted.~~	
MM14	Paragraph 3.1	3.1 To meet the housing needs of a growing population and a growing economy, a total of at least ~~4374~~ **4,080** net new dwellings must be built in Chesterfield Borough between 2018 and ~~2033~~ **2035**. This is derived from the ~~objectively assessed need figure~~ **Local Housing Need methodology derived housing requirement** of ~~265~~ **240** dwellings per annum ~~plus the net level of completions since 2014. This requires the completion of, on average, 292 dwellings each year over the remaining 15 year period~~. This strategic housing requirement is not a ceiling, and may be exceeded provided that it is sustainable, it can be supported by existing or new infrastructure and it meets the objectives and policies in the Local Plan.	No – modification is a change to supporting text explaining how the strategic housing requirement will be implemented**.**
MM15	Table 3	Replace table 3 and add supporting text as additional paragraph. See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No – modification is a change to supporting text explaining how the strategic housing requirement will be implemented**.**

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<tr><td></td><td></td><td>
<u>The Local Plan must demonstrate a deliverable supply of housing sites sufficient for five years with a minimum buffer of 5% (20% in the case of evidence of persistent under-delivery via the Housing Delivery Test). As of 1st April 2019, there was an existing shortfall of 28 dwellings, to be resolved within the first five years. Monitoring indicates that the borough is currently on target to resolve the entirety of this shortfall by 1st April 2020. The council has therefore applied a 20% buffer for under-delivery to the five years from 1st April 2019 (the first four years of the plan based on an adoption date on April 2020). A 10% lapse rate has been applied to commitments.</u>
<table>
<tr><th>Year</th><th>LHN</th><th>Actual Completions</th><th>LHN + Buffer</th><th>Trajectory Forecast</th></tr>
<tr><td>2018/19</td><td>240</td><td>212</td><td>240</td><td>212</td></tr>
<tr><td>2019/20</td><td>240</td><td>N/A</td><td>294</td><td>315</td></tr>
<tr><td>2020/21</td><td>240</td><td>N/A</td><td>294</td><td>516</td></tr>
<tr><td>2021/22</td><td>240</td><td>N/A</td><td>294</td><td>515</td></tr>
<tr><td>2022/23</td><td>240</td><td>N/A</td><td>294</td><td>659</td></tr>
<tr><td>2023/24</td><td>240</td><td>N/A</td><td>295</td><td>466</td></tr>
</table>
</td><td></td></tr>
</table>

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		<table><tr><td>**2024/ 25**</td><td>**240**</td><td>**N/A**</td><td>**240**</td><td>**338**</td></tr></table> **From 1st April 2020 the council therefore expects to demonstrate a supply of 2493 new dwellings against a target of 1417 dwellings.** **Over the whole plan period the council can demonstrate a supply of 6247 dwellings against a minimum housing requirement of 4080 between 2018 and 2035.** **Delivery, including lapse and windfall rates, will continue to be monitored across the plan period and taken into account in future reviews.**	
MM16		Housing Trajectory graph added See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No – modification is a change to supporting text explaining how the strategic housing requirement will be implemented
MM17	Policy LP4	LP4 Flexibility in Delivery of Housing Planning permission will be granted for residential development on the sites allocated on the policies map and as set out in table 4, provided they accord with other relevant policies of the Local Plan. ~~Planning permission for residential development proposals on unallocated sites will only be permitted where it accords with the strategy of 'Concentration and Regeneration' as set out in policies LP1 and LP2 and other relevant policies of the Plan, and:~~	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		Outside of the built-up area (as set out on the policies map), and subject to other relevant policies of the Local Plan, new residential development on sites not allocated in table 4 will only be permitted where: ~~a) It is within the built up area: or~~ **a) T**he development can demonstrate that it would have reasonable access to a range of Key Services as set out in policy LP2; and b) It re-uses redundant or disused buildings and enhances their immediate setting; or c) It is for the sub-division of an existing residential dwelling; or d) It is for the redevelopment of previously developed land in a manner that would not harm the intrinsic positive character of the countryside; or e) It represents the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of the heritage asset; or f) It meets a specific demonstrable housing need **for a rural worker** ~~that can only be met in that particular location~~; or g) It is of exceptional quality of design quality, in that it: i) is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and ii) would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. ~~Where the council cannot, at the time, demonstrate a five year supply of deliverable sites for housing, planning permission for new residential development outside the built up area will be permitted in exception to the above criteria where it can demonstrate that it accords with the strategy of 'Concentration and Regeneration'~~	

<table>
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<tr><td></td><td></td><td><s>as set out in policies LP1 and LP2 and other relevant policies of the Plan.</s></td><td></td></tr>
<tr><td>MM18</td><td>Table 4</td><td>See Associated Figures, Tables and Diagrams (Proposed Modifications) for the proposed modification.</td><td>Yes – the modifications to Table 4 on housing allocations need to be reflected in the SA, e.g. where a site name has been amended.</td></tr>
<tr><td>MM19</td><td>Paragraph 3.10</td><td>3.10. The Strategic Housing Market Assessment (SHMA) 2017 estimated what type and amount of housing is required in the borough. This includes the need for affordable housing.

<s>Recommended Size Mix of Homes</s>
<table><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td><s>Market</s></td><td><s>0-5%</s></td><td><s>30%</s></td><td><s>50%</s></td><td><s>15-20%</s></td></tr><tr><td><s>Low-cost home ownership</s></td><td><s>10-15%</s></td><td><s>40-45%</s></td><td><s>35-40%</s></td><td><s>5-10%</s></td></tr><tr><td><s>Affordable housing (rented)</s></td><td><s>25-30%</s></td><td><s>45%</s></td><td><s>20%</s></td><td><s>5-10%</s></td></tr></table>
<s>3.11. This takes account of both local need and the potential for delivery of larger aspirational housing which helps to diversify the housing mix in the Borough and to support economic regeneration and reduce in-commuting of higher earners. If the Council wishes to focus more specifically on meeting local needs the mix of market housing needed would be focused slightly more towards two and three bedroom homes than that shown, with lower expected delivery of homes with four or more bedrooms.</s></td><td>No – Policy L5 sets out the proposed approach to the provision of affordable housing within the Local Plan area.</td></tr>
</table>

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MM20	Table 7 and Additional paragraphs follow paragraph 3.17 to ?	**Housing for Older People** **3.X As well as providing a stock of adaptable and accessible properties, there is an identified need for housing for older people.** **3.X Derbyshire County Council has published "Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035 (DCC 2019)", this identified a number of key statistics for Chesterfield in relation to housing for older people:** **•3,358 people provide 50 hours of more informal care per week.** **•There are 2,028 current service users aged 65 and over in receipt of Adult Care Services.** **•1,494 people over the age of 65 are living with Dementia and this is set to increase to 2,437 by 2035, an increase of 63.1%.** **•13.5% of total households are single persons aged 65 and over living alone, this is 6,318 households.** **•468 care home with nursing beds and 498 care beds are currently available in 29 settings.** **3.X Specialist housing for older people comprises four accommodation types** **•Housing for older people: social sector sheltered and age-exclusive housing and private sector leasehold retirement housing. This will include schemes, for rent and for sale, with on-site staff support, those with locality-based support services and schemes with no associated support services. (This includes 'Age Restricted general market housing' and 'Retirement living or sheltered housing' as defined in national planning guidance:)**	No – modification is a change to supporting text explaining the approach to the provision of housing for older people.

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<tr><td></td><td></td><td>
<u>•Housing with care: includes extra care schemes, often called ‘assisted living’ in the private sector, with 24/7 care available on-site and housing schemes that offer bespoke care services, even if these are not full on-site 24/7 care, across both the social and private sector. (This is as defined in national planning guidance ‘Extra care housing or housing-with-care’)</u>
<u>•Residential care: residential accommodation together with personal care, i.e. a care home (as defined in national planning guidance as ‘Residential care homes’).</u>
<u>•Nursing care: residential accommodation together with nursing care i.e. a care home with nursing (as defined in national planning guidance as ‘Nursing homes’).</u>
3.X <u>The 2014 SHMA provided an indication of annual need for Housing for Older People and Housing with Care as 50 dwellings per annum.</u>
<u>Move Table 6 to here</u>
<u>3.X More recently, Derbyshire County Council have estimated the net additional need for older peoples housing up to 2035:</u>
<u>Estimated net additional need for older people’s housing 2019 to 2035</u>
<table>
<tr><th><u>Local Authority</u></th><th><u>Housing for older people (units)</u></th><th><u>Housing with Care (units)</u></th></tr>
</table>
</td><td></td></tr>
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	Current provision	Net additional need (rent) 2035	Net additional need (sale) 2035	Total net additional need 2035	Current provision	Net additional need (rent) 2035	Net additional need (sale) 2035	Total net additional need 2035
Chesterfield	2,798	0	281	281	55	277	59	336

Source: Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035

3.X **The DCC estimation of need for older peoples housing over the period 2019 to 2035 averages at 39 dwellings per annum, with a suggested tenure split of 85% rent 15% sale.**

3.17. As well as the need for older peoples housing, the SHMA looked at the needs for registered care **(Residential Care and Nursing Care)** and identified potential need of 21 bed spaces per annum for the borough.

3.X **The SHMA figure is in line with the 2019 DCC estimation (Table 9 Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035 (DCC 2019)) which averages at 21 bed spaces per annum for Nursing Care but does identify a small surplus of Residential Care bed spaces.**

Estimated net additional need for Residential and Nursing Care beds to 2035

Local Authority	Residential care (beds)		Nursing care (beds)	
Current provision	Current provision	Net additional need 2035	Current provision	Net additional need 2035

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		Chesterfield **455** **-65** **437** **343** **Source: Housing and accommodation for an ageing population: a strategic vision for Derbyshire to 2035**	
MM21		3.18. National planning guidance emphasises the need for policy to be ~~and~~ viable. Developments should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The 2018 Viability Study concluded that **25% adaptable and accessible housing and** up to 20% affordable housing could be delivered in the borough. The proportion of affordable housing the council will seek to negotiate ~~will vary up to a maximum of 20%, and will be informed by~~ **is based on** the Viability Study evidence and the CIL zones. The zones will be reviewed alongside CIL rates when updated viability evidence is available.	No – modification is a change to supporting text explaining the approach to the provision of adaptable and accessible housing and affordable housing.
MM22	Policy LP5	LP5 Range of Housing In order to increase local housing choice, respond to emerging needs and promote the creation of sustainable communities, in new housing developments the council will ~~require~~ **seek** a range of dwelling types and sizes based on the council's **most up to date evidence** ~~assessment~~ of ~~local~~ housing needs and **the location and** characteristics of the ~~site~~ **area**. Affordable Housing	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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<tr><td></td><td></td><td>On sites totalling 10 or more dwellings (including phases of those sites) ~~up to 20% of~~ affordable housing ~~and 25% of adaptable and accessible housing7,~~ will be ~~sought~~ ~~by negotiation informed by~~ <u>required in line with</u> the charging zones set in the council's <u>most recently adopted</u> CIL <u>Charging Schedule</u>[1].

<table>
<tr><th><u>CIL Zone</u></th><th><u>% Affordable Housing Required</u></th><th><u>Type of affordable housing</u></th></tr>
<tr><td><u>Zero</u></td><td><u>0</u></td><td><u>n/a</u></td></tr>
<tr><td><u>Low</u></td><td><u>5</u></td><td rowspan="3"><u>10% Affordable Home Ownership</u>

<u>90% Affordable Rent</u></td></tr>
<tr><td><u>Medium</u></td><td><u>10</u></td></tr>
<tr><td><u>High</u></td><td><u>20</u></td></tr>
</table>

<u>Where a development seeks a lower proportion or different mix of types/tenures, this will only be done through a viability assessment that demonstrates that particular circumstances exist including (but not limited to):</u>

• <u>development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan;</u>
• <u>where further information on infrastructure or site costs is required;</u>
• <u>where particular types of development are proposed which may significantly vary from standard models of development for sale;</u>
• <u>significant economic changes have occurred since the plan was adopted.</u></td><td></td></tr>
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		~~Subject to site suitability, all affordable dwellings should be built to be adaptable and accessible homes, and within this 10% of the affordable dwellings should be built as wheelchair user homes.~~ ~~Any affordable home ownership delivered as part of an affordable housing contribution should be in the form of shared ownership.~~ Where it is not possible or appropriate to deliver affordable housing on site, a financial contribution will be sought for provision off-site (including for adaptations). ~~Where the provision of affordable housing would adversely impact on the viability of development, the developer will be required to submit evidence demonstrating this and justifying a lower contribution or alternative tenure mix.~~ Adaptable and Accessible Housing **The following requirements for adaptable and accessible housing will apply subject to consideration of site suitability, taking account of site specific factors such as vulnerability to flooding and site topography.** • **On sites totalling 10 or more dwellings (including phases of those sites) 25% of dwellings should be built to building regulations standard M4(2) (where a site includes affordable housing this should normally be proportionately split between tenures)** • **Where the council has identified evidence of a specific need for a wheelchair accessible standard M4(3) property (for which the council is responsible for allocating or nominating a person to live in that dwelling)**	

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		that is relevant to a site, this will be negotiated with the developer and secured by planning obligation, subject to consideration of viability and suitability. **Where evidence is submitted to demonstrate that step-free access is not viable, there will be no requirement for adaptable and accessible housing (building regulations M4(2) or M4(3)).** Housing for Older People Proposals for ~~new registered care facilities for~~ **housing for** older people will be ~~supported~~ **permitted on the housing sites on Table 4 where they:** • **contribute to meeting needs identified in the councils most up to date evidence; and** • **have good access to public transport, and** • **have good access to health services and facilities.** **Registered care facilities will not be expected to provide affordable housing on site or as an off-site contribution.** [1] **https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx**	
MM23	Paragraphs 3.20, to 3.24 and table 8	3.20. The Derbyshire Gypsy and Traveller Accommodation Assessment 2014 (GTAA) concluded that Chesterfield Borough has a pitch requirement of 4 over the period 2014 to 2019, with no requirement for the remainder of the plan period. ~~Half~~ **All** of this need has been met through planning permissions, **resulting in a surplus of one pitch.**	No – modification is a change to supporting text explaining the approach to the provision of accommodation for Gypsies and Travellers.

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		3.21. The latest government published updated guidance on Planning Policy for Travellers in 2015. This policy takes 'travellers' to mean gypsies and travellers and travelling showpeople. This guidance requires local planning authorities to make a robust assessment of need for sites for travellers and to identify and update annually a supply of sites to meet pitch targets set to meet the need identified. ~~Sites to address a five year supply are allocated in the Local Plan.~~ 3.22 The council undertook an exercise to identify potential sites for Gypsy and Traveller sites in late 2017 and early 2018. This considered 46 sites and included public consultation on six. At the end of this process it was concluded that none of the sites met the criteria of being available and suitable. ~~Table 8~~ ~~There is an outstanding need for 2 pitches within the plan period. Based on historic delivery, it is anticipated that this will be delivered via a windfall.~~ 3.23. In the ~~absence of suitable sites, and in the~~ event of an unanticipated need for a site arising, the Local Plan sets out a criteria-based approach by which planning applications for Gypsy and Traveller sites can be assessed. When considering proposals, the council will take account of the most recent **national planning policy for traveller sites** including: ~~Government guidance within 'Planning Policy for Traveller Sites'~~ • The existing level of local provision and need for sites.	

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		• The availability (or lack of) alternative accommodation for the applicants. • Other personal circumstances of the applicant. ~~3.24 The Designing Gypsy and Traveller Sites Good Practice Guide 2008 should also be considered in relation to detailed design.~~	
MM24	Policy LP6	LP6 Sites for Travellers Planning permission will be permitted for Traveller pitches ~~on the sites allocated on the Policies Map and as set out in table 8, and also on unallocated land~~ where: a) the site is not located in the Green Belt;~~or adopted Local Green Spaces~~; b) there is no unacceptable impact on the function and purpose of Strategic Gaps, Green Wedges or on wildlife sites or other protected green spaces; c) the site is reasonably accessible to community services and facilities; d) the site provides adequate levels of amenity for users; e) the site can be adequately serviced with drinking water and sewerage disposal facilities; f) the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate; g) there is satisfactory boundary treatment to ensure privacy and to maintain visual amenities. ~~h) the site is located outside of Flood Zone 3~~ ~~i) It meets other relevant policies of the Local Plan~~	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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MM25	paragraphs 4.8, page 31	4.8. The 2018 Employment Land study recommended that Chesterfield Borough should provide approximately 44 ha of new land for Business and Industrial use between 2018 and 2033 in order to provide sufficient jobs for the borough's population and wider catchment. **This requirement figure has been extended to align with the plan period end date of 2035, which results in a total employment land requirement of 50 ha between 2018 and 2035.**	See comments at MM3.
MM28	Table 9 (page 32)	See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No – update to information on employment land supply in Table 9 of the Local Plan.
MM29	Both Tables labelled 12, pages 40-41	Replace both tables. See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No – update to information on retail supply in the Local Plan
MM30	Table 10 & Policy LP9	[Table 10] Local Centres – **Sheffield Road** LP9 Vitality and Viability of Centres Role of centres The council will support the role of the town, district, local service centres and local centres in providing shops and local services in safe, accessible and sustainable locations. New ~~retail~~ development within centres shown on the proposals map should make a positive contribution to the centre's viability and vitality, **and** be of an appropriate scale	Yes – a minor positive effect was identified on the basis that LP9 made provision for housing. Whilst the policy as re-worded could still enable this it is not explicit. The commentary to the SA should be updated to reflect this change.

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		To ensure the vibrancy, inclusiveness and economic activity of the borough's centres, main town centre uses including health, leisure, entertainment, community facilities, sports, offices, art, food and drink, cultural and tourism facilities will be ~~encouraged~~ **supported.** Within centres and Chesterfield Town Centre Primary Shopping Area (PSA) planning permission will normally be granted for A1 retail uses. **For main** ~~Main~~ town centre uses other than A1 retail, **consideration will be given to the extent to which proposals accord with criteria a) to f) below**: ~~will normally be permitted where they will:~~ a) ~~not overwhelm the retail function of the centre, street or frontage where it is located by having~~ **have** a ~~detrimental~~ **positive** impact on vitality and/or viability; b) provide active ground floor uses; ~~c) contribute to an active, well-used and safe environment in the evening with acceptable impacts on residential amenities~~; ~~d~~**c**) cater for a wide public through diversity of leisure and cultural attractions and events; ~~e~~**d**) contribute to an appropriate mix of licensed premises; and ~~f~~**e**) contribute to efforts to tackle vacant, under-used and derelict buildings within centres, particularly in historic buildings. Within Secondary shopping areas of Chesterfield Town Centre planning permission will normally be granted for any main town centre uses. ~~Residential uses (C3) will normally only be permitted at first floor level and above (with the exception of suitable provision for access)~~	

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		The Council will support the temporary occupation of empty buildings and cleared sites by creative industries and cultural and community organisations where they contribute to regeneration and enhance the character of the area'. Proposals for comprehensive redevelopment of a centre or part of a centre will be considered where the proposals can demonstrate the community benefits of redevelopment and justify any loss of retail facilities. The provision of new local centres may be considered where a need arises.	
MM31	LP10	LP10 Retail Across the borough, a sequential approach will be used to assess sites for retail and other town centre uses, to focus such development on town, district, local service centres and local centres to meet the requirements of national planning policy. ~~Retail~~ Impact assessments will be required to accompany planning applications for new retail **and leisure** proposals ~~within~~ **that fall outside of** Chesterfield Town Centre, Staveley Town Centre ~~and~~ District Centres, **Local,** and **Local Service Centres**, in accordance ~~with the NPPF:~~ **with the locally set thresholds below:** • ~~Within 500m of Chesterfield Town Centre, for all retail proposals with a floorspace of more than 500 sqm (gross internal floorspace)~~ • ~~Within 500m of Staveley Town Centre and District Centres, for all retail proposals with a floorspace of more than 280 sqm (gross internal floorspace)~~ • ~~Within 500m of Local and Local Service Centres, for all retail proposals with a floorspace of more than 200 sqm (gross internal floorspace)~~	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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<table>
<tr><th>Uses</th><th>Location</th><th>Threshold</th></tr>
<tr><td rowspan="4">Retail and Leisure</td><td>Within 500m of Chesterfield Town Centre</td><td>500 sq. m or above (gross internal floorspace)</td></tr>
<tr><td>Within 500m of Staveley Town Centre and District Centres</td><td>280 sq. m or above (gross internal floorspace)</td></tr>
<tr><td>Within 500m of Local and Local Service Centres</td><td>200 sq. m or above (gross internal floorspace)</td></tr>
<tr><td>All other locations (not within Town, District or Local Centres)</td><td>500 sq. m or above (gross internal floorspace)</td></tr>
</table>
Specific forms of retail use outside Use Class A1 that require large premises such as showrooms, trade counters and wholesale premises, will normally be permitted in the identified retail Parks and may be permitted in other edge or out of centre locations if, due to reasons such as scale and servicing, the use would be unsuitable within a centre. In such cases, conditions will be applied where appropriate to define permissible changes of use and the range and type of goods or services sold.
Individual small shops designed to serve local day to day needs will normally be permitted outside defined centres (as shown on the proposals map) subject to consideration of the impact test thresholds set out above.
Applications for development that would result in the loss of isolated local shops will be considered under LP11 Social Infrastructure.
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MM32	Policy LP11	LP11 Social Infrastructure Location of new development Social infrastructure facilities will be permitted in and on the edge of the town, district and local service centres where they are accessible by public transport, walking and cycling, unless they are meeting a specific local need. Opportunities to deliver new or enhanced provision as part of new developments will be maximised, depending on the capacity and suitability of existing services. Co-location of facilities The co-location and multi-use of facilities will be encouraged. Where proposals involve the provision of new or expanded social infrastructure facilities, they should be well related to existing centres and settlements and public transport infrastructure, and should provide high standards of accessibility for all sectors of the community. Improvement of existing facilities The quality, functionality and accessibility of existing social infrastructure facilities will be improved at sites including Chesterfield Royal Hospital, Walton Hospital and Chesterfield College, so as to allow for their future expansion. Masterplans will be required to accompany proposals to ensure the sustainable and co-ordinated development of the hospital and college sites.	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		The amalgamation and loss of facilities Development will not be acceptable where it includes the change of use, amalgamation of uses or redevelopment of existing local community or recreational facilities, if it would result in the loss of a facility which is required to meet a local need or contributes to the network of facilities throughout the borough unless: a) There is an equivalent facility available in the locality or an equally accessible one is made available prior to the commencement of redevelopment to serve the same need; and b) It can be demonstrated through a viability assessment that the current use is economically unviable and all reasonable efforts have been made to let or sell the unit for the current use over a **continuous** 12 month period **that includes advertisement for let or sale at a realistic price.**	
MM33	Paragraph 5.2	5.2 The appropriate mechanism for delivering infrastructure will vary between developments, but on-site infrastructure that primarily meets the need of the occupants of new development (e.g. landscaping, amenity open space, road access) will normally be dealt with via planning conditions or a Section 106 agreement. Other more strategic infrastructure requirements ~~which are included on the Regulation 123 Infrastructure List~~ will be met via the Community Infrastructure Levy (CIL). The Council's Infrastructure Study & Delivery Plan sets out the Borough's strategic infrastructure requirements over the Local Plan period. The ~~updated~~ Delivery Plan is shown in Appendix A. The CIL charging schedule took effect in Chesterfield on 1st April 2016. It sets out	No – modification is a change to supporting text explaining the approach to the provision of infrastructure.

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		the types of eligible development and the rates which will be applied in each charging zone[1].	
MM34	Paragraph 5.4	5.4 As Infrastructure requirements are likely to change over time, the Infrastructure Study & Delivery Plan will be updated and reviewed regularly. It provide~~d~~s the starting point for Council to identify its priorities for the Community Infrastructure Levy ~~(known as the CIL Regulation123 list)~~. Whilst over time the Community Infrastructure Levy may provide significant contributions to infrastructure delivery, the Levy is intended to fill the funding gaps that remain once existing sources of funding have been taken into account. Core public funding will continue to bear the main burden of infrastructure funding. ~~The Levy is intended to fill the funding gaps that remain once existing sources of funding have been taken into account.~~ To ensure efficient and effective negotiation, applicants are advised to engage with the Council and its partners in pre-application discussions to ~~ensure~~ provide clarity over assessments of infrastructure requirements in advance of applications being submitted	No – modification is a change to supporting text explaining the approach to the provision of infrastructure.
MM35	LP12	LP12 Infrastructure Delivery Developer contributions will be used to mitigate the impact of new development and ensure that appropriate infrastructure is in place to support growth. The Borough Council will normally require that on-site infrastructure requirements are met via planning conditions or a Section 106 agreement. Developers will be required to demonstrate that the necessary infrastructure (green, social and physical) will be	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

[1] Whilst the Community Infrastructure Levy Regulations 2010 (as amended) do not allow CIL Charging Authorities to exert discretion on whether payments should be made, the council has made provision for 'exceptional circumstances relief' and 'payment in kind' under specific circumstances allowed for in the Regulations.

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		in place in advance of, or can be provided in tandem with, new development, and where appropriate arrangements are in place for its subsequent maintenance. Where the provision of infrastructure is considered to be a strategic need ~~and is included in the Council's CIL Regulation 123 list~~ then development, if liable, will be required to contribute via the Community Infrastructure Levy (CIL). ~~Section 106 contributions will not be sought for infrastructure projects that are included in the Council's CIL Regulation 123 list.~~ All infrastructure requirements will be co-ordinated and delivered in partnership with other authorities and agencies. Where new development would result in the loss of existing essential infrastructure, appropriate replacement provision should be provided as part of the new development proposals.	
MM36	LP13	LP13 Renewable Energy The Council will support proposals for renewable energy generation 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;	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		d) amenity – in particular through noise, dust, odour, and traffic generation. Proposals will be expected to I. reduce impact ~~in~~ **on** the **character and appearance of the** open countryside by locating distribution lines below ground where possible II. include provision to reinstate the site if the equipment is no longer in use or has been decommissioned III. incorporate measures to enhance biodiversity Wind Energy Proposals for wind energy development will be supported where they: 1) ~~can be demonstrated to be community-led or set out~~ **are** within an area defined as being suitable for wind energy development within an adopted Neighbourhood Plan; ~~and~~ or **2) are outside areas identified in neighbourhood plans and are community-led; and** ~~2~~**3**) are able to demonstrate, following public consultation, that all material planning impacts identified by affected local communities have been adequately addressed; and ~~3~~**4**) meet criteria a) to d) above. In addition to meeting criteria 1. to 3. above, **where** wind energy development located within the Green Belt ~~will~~ **would** constitute inappropriate development**,** ~~and~~ planning permission will **not** ~~only~~ be granted ~~where~~ **unless** very special circumstances (as set out in the NPPF) can be demonstrated.	

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		Renewable Heat New developments will connect to or be designed for future connection to community heating networks where appropriate. Where no district heating scheme exists or is proposed in the proximity of a major new development, the potential for developing a new scheme on the site should be explored and pursued where feasible. Priority sites for district heating include Staveley and Rother Valley Corridor, Town Centre Northern Gateway, and South of Chatsworth Road. Hydro Power Developments along the river and canal corridors (watercourses) will be expected to investigate the feasibility of using small scale hydro power. Preapplication advice from the Environment Agency is advised.	
MM37	Policy LP14	LP14 Managing the Water Cycle <u>Flood Risk</u> The council will require flood risk to be managed for all development commensurate with the scale and impact of the proposed development~~.~~ **<u>so that developments are made safe for their lifetime without increasing flood risk elsewhere</u>**. Development proposals and site allocations will: a) be directed to locations with the lowest probability of flooding ~~or water resources~~ as required by the flood risk sequential test'; b) **<u>be directed to locations with the lowest impact on water resources</u>**;	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		c) be assessed for their contribution to **reducing** overall flood risk, taking into account climate change. Within areas of functional floodplain, development is expected to preserve or enhance the contribution of the area to water management / reducing flood risk. Outside flood zone 1, the redevelopment of previously developed land for uses not allocated in this Local Plan land will be permitted where proposals can demonstrate that: i. the development will deliver the economic, social and environmental regeneration of the borough that outweighs the risk of flooding and reduces flood risk overall; ii. the safety of the development and users from flooding can be achieved and, as a minimum, there will be no increase in on- or off-site flood risk demonstrated through a site-specific flood risk assessment; iii. the proposed uses are compatible with the level of flood risk, and; iv. a sequential approach to the location of uses has been taken within the site itself, including matching the vulnerability of uses to the risk of flooding. Improving the drainage network The council will seek opportunities to increase the capacity of the floodplain safely, make space for water across the whole borough, and to remove problems from the drainage network, particularly in connection with new development. Sustainable Drainage Systems (SuDS) and clear arrangements for their on-going maintenance over the lifetime of the development should be incorporated into all	

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		~~relevant~~ **major** development, unless it can be demonstrated that this is not appropriate in a specific location. The council will seek the maximum possible reduction in surface water run-off rates based on the SFRA or most recent national guidance. Protecting the Water Environment Development proposals will ~~be expected to~~ **be encouraged to** ~~demonstrate that water is available to support the development proposed. and that they will~~ meet the optional Building Regulation water efficiency standard of 110 litres per occupier per day~~.~~	
MM38	Paragraph 7.3	**7.4 When sites containing 'best and most versatile" agricultural land are developed, current accepted best practice should be followed to better protect the soil resource. The Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (DEFRA 2009) currently provides best practice guidance.**	No – modification is a change to supporting text explaining the approach to mitigation for the loss of best and most versatile agricultural land.
MM39	Policy LP15	LP15 A Healthy Environment The quality of the environment will be recognised at all levels of the planning and development process with the aim of protecting and enhancing environmental quality.	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		All developments will be required to have an acceptable impact on the amenity of users ~~or~~ **and** adjoining occupiers, taking into account noise and ~~tranquillity~~ **disturbance**, dust, odour, air quality, traffic, ~~appearance~~ **outlook**, overlooking, shading (daylight and sunlight) and glare and other environmental impacts. Air Quality Where appropriate, development proposals will include an assessment of impact on air quality and incorporate measures to avoid or mitigate increases in air pollution and minimise the exposure of people to poor air quality. Development that would make **the air quality in** a declared Air Quality Management Area (AQMA) materially worse **either in isolation or cumulatively when considered in combination with other planned development,** will not ~~normally~~ be permitted. New development will have regard to the measures set out in any Air Quality Action Plan. Water Contamination 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 Where any such risk exists, developments must include measures to reduce or avoid water contamination and safeguard groundwater supply. Soil and Agricultural Land Quality	

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		Development of "best and most versatile" agricultural land will ~~only~~ be ~~permitted~~ **supported** where it can be demonstrated that: a) The need for the development clearly outweighs the need to protect such land in the long term; **and** ~~or~~, **b) Other sustainability considerations suggest that the use of the higher quality agricultural land is preferable to the use of poorer quality agricultural land; or** c) In the case of temporary/potentially reversible development (for example, minerals), that the land would be reinstated to its pre-working quality**.** ~~; and,~~ ~~d) There are no suitable alternative sites on previously developed or lower quality land~~ The Council will require all applications for **major** development on such land to include realistic proposals to demonstrate that soil resources ~~were~~ **will be** protected and used sustainably, in line with accepted best practice. Unstable and Contaminated Land Proposals for development on land that is, or is suspected ~~as~~ **of** being, contaminated or unstable will only be permitted if ~~the~~ **mitigation and/or remediation are feasible** to make the land ~~is capable of remediation and~~ fit for the proposed use and shall include:	

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		a) a **phase I land contamination report, including where necessary a land stability risk assessment** ~~desk top survey~~ with the planning application**; and** b) a phase II ~~study and strategy~~ ~~for~~ **land contamination report where the phase I report (a) indicates it is necessary, and** **c)** ~~and~~ **a** strategy for **any necessary mitigation and/or** remediation and final validation ~~where the desk top survey (a) indicates remediation may be necessary. , on any full or reserved matters planning applications~~ A programme of **mitigation,** remediation and validation must be agreed before the implementation of any planning permission on contaminated and/or unstable land. The requirement to undertake this programme will be secured using planning conditions.	
MM40	Policy LP16	LP16 Green Infrastructure Chesterfield borough's green infrastructure network will be recognised at all levels of the planning and development process with the aim of protecting enhancing, linking and managing the network, and creating new green infrastructure where necessary. Development proposals should demonstrate that they will not adversely affect, or result in the loss of, green infrastructure, unless suitable mitigation measures or compensatory provision are provided. Development proposals should, where ~~appropriate~~ **relevant**: **a) Not conflict with the aim and purposes of the Green Belt (as set out in the NPPF); and**	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		b) Not harm the character and function of the Green Wedges and Strategic Gaps; and ~~a)~~ ~~not harm the character or function of the Green Belt, Green Wedges and Strategic Gaps, and Local Green Spaces shown on the adopted Proposals Map~~ **c)** ~~b)~~ ~~c~~ **Enhance** connectivity between, and public access to, green infrastructure**; and** **d)** ~~c)~~ **(i) Protect and enhance access to the multi-user trails network as shown on the Policies Map; and (ii)** ~~Protect and~~ increase the opportunities for cycling, walking and horse riding; **and** **e)** ~~)~~ ~~E~~nhance the multi-functionality of the Borough's formal and informal parks and open spaces**; and** **f)** ~~e)~~ Protect or enhance Landscape Character**; and** **g)** ~~f)~~ ~~i~~ **I**ncrease tree cover in suitable locations in the borough to enhance landscape character, amenity and air quality**; and** **h)** ~~g)~~ Where new green infrastructure is proposed, there must be clear funding and delivery mechanisms in place for its long term management and maintenance, prior to the development commencing**.** **Where necessary and appropriate** ~~D~~ **d**evelopment will be expected to make a contribution through planning obligations or CIL towards the establishment, enhancement and on-going management of green infrastructure by contributing to the development of a strategic green infrastructure network within Chesterfield Borough~~,~~**.** ~~The council will require with planning applications the submission of ecological surveys and assessments of the biodiversity and geological value of sites proportionate to the nature and scale of the development.~~	

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MM41	Policy LP17	LP17 Biodiversity, Geodiversity and the Ecological Network The Council will expect development proposals to: - • protect, enhance and contribute to the management of the borough's ecological network of habitats, **protected and priority** species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a local wildlife site or priority habitat; and • avoid ~~and/~~or minimise adverse impacts on biodiversity and geodiversity; and • provide a net measurable gain in biodiversity. This should be secured using planning conditions and obligations by: i) The provision of new, restored and enhanced habitats and links between habitats that make a positive contribution to the coherence of ecological networks; and ii) promoting the recovery of protected species and species identified as a priority in the Local Biodiversity Action Plan (or subsequent equivalent evidence).; **and** iii) **the retention of existing features of ecological value**.	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		If significant harm to biodiversity resulting from a development cannot be avoided, or through conditions or planning contributions adequately mitigated, or, as a last resort, compensated for (including off-setting), then planning permission will be refused. Sites of International and National Importance Where a site of designated international importance would be adversely affected (either individually or cumulatively) by a development within the Borough, permission will be refused unless it has been demonstrated that there are no other alternatives~~;~~, or there are imperative reasons of overriding public interest~~;~~, and that compensatory measures will be provided to ensure the overall coherence of the network of sites is protected. Where the impact of a development (either individually or cumulatively) within the Borough, on a site of designated national importance (such as SSSIs) would be adverse, permission will be refused unless the benefits of the development would demonstrably outweigh both the impacts that it is likely to have on the features of the site that make it of national importance and any broader impacts~~;~~, and a suitable compensation/off-setting strategy has been secured with planning conditions or obligations. Sites of Local Importance Development proposals resulting in the loss or deterioration (including fragmentation) of~~;~~ sites of local importance (such as Local Wildlife Sites and priority habitats) will not normally be permitted, unless the need for, and benefits of, the development in that location demonstrably outweigh the loss or harm and a suitable	

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		compensation/off-setting strategy has been secured with planning conditions or obligations Irreplaceable Habitats Development proposals resulting in the loss or deterioration (including fragmentation) of~~;~~ irreplaceable habitats (such as ancient woodland and ancient or veteran trees)~~;~~ will be refused, unless there are wholly exceptional reasons and the need for, and **public** benefits of, the development in that location demonstrably outweigh the loss or harm, and a suitable compensation/offsetting strategy has been secured with planning conditions or obligations. ~~The council will require the submission with planning applications of ecological surveys and assessments of the biodiversity and geological value of sites as set out in a list of local requirements.~~ **The Council will require the submission with planning applications of ecological surveys and assessments of the biodiversity, ecological and geological value of sites, where this is clearly justified, including as set out in a local list of validation requirements. This includes where development could have a significant impact on biodiversity, geodiversity and the ecological network. The surveys and assessments should be proportionate to the nature and scale of proposed development and its likely impact on biodiversity, geodiversity and the ecological network.**	

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MM42	Paragraph 7.16	7.16 Open space, play provision and sports facilities are important elements of both green infrastructure and social infrastructure, enabling healthy lifestyles and positive community relationships. **Open Space for the purposes of the Plan is taken to mean all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.**	No – modification is a change to supporting text explaining the definition of open space.
MM43	Policy LP18	LP18 Open Space, Play Provision, Sports Facilities and Allotments Where **proposed development would result in a need for new open space and outdoor sports facilities and/or exacerbate existing deficiencies in provision** ~~a need is identified~~, development must contribute to public open space, sports facilities and play provision in accordance with the Council's adopted standards **as set out in Appendix B of the Local Plan and in line with the following requirements**: a) On-site in a suitable location taking account of accessibility wherever possible; or b) Where on site provision is not feasible or suitable, as a financial contribution to the creation of a new facility off-site or the upgrading and improvement of an existing facility, secured by planning obligation or CIL; ~~and~~ **or** c) **Where new public open space is to be provided on site,** ~~A~~ ~~a~~s multifunctional, fit for purpose space that supports local communities health and wellbeing and activity levels and the ecological network.~~; and~~	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		Contributions to off-site provision will be secured through CIL and /or S106 agreement**s** as appropriate. On site provision will be incorporated into development proposals with suitable management and maintenance arrangements secured through S106 agreements. Planning permission will not be granted for development which would have a negative impact on, or result in the loss of, open space, play provision and sports facilities unless: i. The site is clearly surplus to requirements and the land is not needed or is not suitable to meet a deficiency in a different type of open space provision; or ii. Equivalent or better alternative open space provision in terms of quantity, quality and accessibility ~~can~~ **will** be provided on a replacement site; or ~~Iii The loss of the open space will enable the enhancement of the existing open space network serving the locality affected, in a manner that will result in material planning benefits in terms of increased public health and well-being or other ecosystem services that demonstrably outweigh the loss of open space;~~ ~~Iv The site is unallocated and its loss or development would not detract from visual amenity and local character, and it is not a community facility~~ **iii. the development is for alternative sports and/or recreational provision, the benefits of which clearly outweigh the loss of the current or former use.**	

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MM44	Policy LP19	LP19 Chesterfield Canal The council will safeguard the route of Chesterfield Canal as shown on the policies map. Development which prejudices 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 not be permitted. Proposals for development associated with the recreation and leisure potential of the canal will be permitted close to its route provided that they do not have an adverse impact on habitats, the environment or public health and accord with other relevant policies of the plan. Where new development, including infrastructure, is proposed adjacent to the canal, it will be required to conserve and enhance the route of the canal, including restoring the canal along its original route wherever possible. New developments should include provision for safe and convenient walking and cycling access to the canal**.** On land at Staveley Basin, as shown on the policies map, and subject to an approved masterplan for the whole site, **the council will support** planning ~~permission will be granted~~ **applications that assist in the delivery of** ~~for development that delivers~~: • An events area adjacent to the canal; and • Moorings and facilities for visiting boats; and	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		• A mix of uses including residential (C3) **(as set out in policy LP4, site H21)**, food and drink uses (A3 and A5), and/or business and light industrial use (B1(a) and B1(b))	
MM45	Policy LP20	LP20 River Corridors Development which prejudices the existing **biodiversity, ecological value and** character of and/or the future potential for the improvement and enhancement of the environment **and character** of **the** river~~s~~ **corridors** as shown on the policies map, including **biodiversity, habitat connectivity,** public access and recreation ~~as shown on the proposals map~~, will not be permitted. **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.** New development proposals on or adjacent to a river corridor should **also** include provision for safe and convenient walking and cycling access wherever possible. ~~Planning applications permission will be granted supported for proposals that result~~ **Proposals for** ~~in~~ the removal or enhancement of existing weirs to allow for improved fish passage, and for hydroelectric power schemes **will be supported** subject to the provisions above and other relevant policies of the plan.	Yes – a minor positive effect was identified in relation to Policy LP20 and SA Objective 5 on biodiversity. The proposed modification protects biodiversity, ecological value and connectivity and ecological buffer strips. A significant positive effect is identified in light of the modification and the SA should be updated to reflect this.
MM46	Policy LP21	LP21 Design	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		All development should identify **and** ~~,~~ respond **positively** to ~~and integrate with~~ the character of the site and surroundings and respect the local distinctiveness of its context. **The Council will support outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, provided that they complement the character and appearance of their surroundings.** All development will be expected to: a) promote ~~innovative forms and~~ **good** ~~building~~ design~~s~~ that positively contribute**s** to the distinctive character of the borough, enrich**es** the quality of existing places and enhance**s** the quality of new places; b) respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials; c) be at a density appropriate to the character of the area whilst not excluding higher densities in and close to **designated local, district and town** centres; d) contribute to the vitality of its setting through the arrangement of active frontages, accesses, and functions, including servicing; e) ensure that the interface between **building plots and streets and also the boundaries of development sites** ~~development boundaries~~ and their surroundings are attractive and take account of the relationship between public and private spaces;	

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		f) provide appropriate connections both on and off site, including footpath and cycle links to adjoining areas to integrate the development with its surroundings; g) provide adequate and safe vehicle access and parking; h) provide safe, convenient and attractive environment for pedestrians and cyclists; i) preserve or enhance the landscape character and biodiversity assets of the borough; j) be designed to be adaptable and accessible for all; k) have an acceptable impact on the amenity of users and neighbours; l) be designed to be safe and secure and to create environments which reduce the potential for crime; m) minimise the impact of light pollution n) **be able to withstand any long-term impacts of climate change** Reducing Emissions ~~All~~ **Major** development should, as far as **is feasible and financially viable** ~~possible~~, ~~contribute towards the reduction of~~ **minimise CO2 emissions during construction and occupation**, and **also maximise both the use of and the** generation of renewable energy.	

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		Planning applications for **major** new development should be accompanied by a statement **(as part of or in addition to a design and access statement)** which sets out how the development **would do this in terms of**: **i. following the steps in the energy hierarchy by seeking to use less energy, source energy efficiently, and make use of renewable energy before efficiently using fossil fuels from clean technologies:** **ii. optimising the efficient use of natural resources;** **iii. reducing emissions through orientation and design.** ~~i. makes effective use of resources and materials through sustainable design and construction~~ ~~ii. minimises water use and provide for waste reduction and recycling~~ ~~iii. uses an energy hierarchy that seeks to use less energy, source energy efficiently, and make use of renewable energy~~ ~~iv. is sited and designed to withstand the long-term impacts of climate change~~ **When considering the feasibility and viability of reducing emissions and also use of renewable energy in any major development, the Council will take into account matters such as the development's scale and nature, its operational requirements, any site-specific constraints and also the need to meet other planning policy requirements.** ~~The Council will consider the extent to which sustainability has informed the design of proposals, taking account of:~~	

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		~~• Impact on viability~~ ~~• Scale and nature of development~~ ~~• Operational requirements of the proposed use~~ ~~• Site specific constraints~~ ~~• The need to meet other planning policy requirements~~ Percent for Art ~~For major developments with a value in excess of £1 million,the council will seek to negotiate a scheme of public artwork, subject to consideration of the impact on the viability of the development, secured by planning obligations and/or conditions where necessary.~~ **On major developments, the council will encourage developers to incorporate public art on site into structures and public spaces where reasonable.**	
MM47	Policy LP22, p. 71	**LP22 Historic Environment** The council will **give great weight to the conservation of designated heritage assets and their setting** ~~protect the historic environment and heritage assets~~ throughout the borough and seek to enhance them wherever possible. In order to ensure that ~~All~~ new development ~~must~~ conserve**s** or enhance**s** **designated and non-designated heritage assets and their settings** ~~the local character and distinctiveness of the area in which it would be situated~~**, the council will:**	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA. Significant positive effects were identified in relation SA objective 4 'Cultural heritage' and the revised criteria provide further re-assurance in relation to this.

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		~~The council will do this through:~~ a) **Apply** a presumption against development that would unacceptably detract from views of St Mary's Church (The Crooked Spire) by virtue of its height, location, bulk or design; b) ~~the~~ protect~~ion of~~ Designated Heritage Assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens; c) ~~the~~ use ~~of~~ Conservation Area Appraisals and associated Management Plans to ensure the conservation or enhancement of the individual character of each of the borough's conservation areas; d) ~~the identification~~ **identify** and, where appropriate, protect~~ion of~~ important archaeological sites and historic environment features; e) ~~the identification~~ **identify** and, where appropriate, protect~~ion of~~ non-designated heritage assets of local significance, set out in and referred to as The Local List; f) ~~E~~**e**~~enhancing~~ **enhance** the character and setting of Queens Park, Chesterfield Market Place, the Hipper River Valley, Chesterfield Canal and locally important Historic Parks and Gardens. **g)** ~~Requiring development proposals within the Town Centre Historic Core to be accompanied by appropriate levels of archaeological assessment~~ **within the Town Centre Core and other areas of archaeological significance, require relevant development proposals to demonstrate careful consideration of archaeological impact.** **Where a development is likely to result in harm to, or a degree of loss of ~~the~~ significance of designated heritage assets~~s~~ and/or their setting, planning applications should be accompanied by ~~an assessment~~ evidence that sets out:**	

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		: 1. a description of the significance of the affected assets and their setting and an assessment of the nature and degree of impact on this; 2. an evaluation of how harm or loss would be avoided, minimised or mitigated; and 3. a clear and convincing justification for the development and the resulting harm or loss. Development that would result in substantial harm to or total loss of significance to a designated heritage asset will not be permitted unless: Either: i) it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or all of the following apply: ii) the nature of the heritage asset prevents all reasonable uses of the site; and iii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and iv) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and	

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		v) <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u> The council will consider the use of measures including Article 4 directions and Local Development Orders where they are appropriate to ensure the conservation and enhancement of heritage assets. The council has a presumption in favour of retaining **<u>non- designated</u>** heritage assets on The Local List. Development that involves substantial harm or loss of a non-designated heritage asset will ~~not be acceptable unless it can be demonstrated that~~ **<u>be assessed as part of a balanced judgment which considers</u> <u>~~whether~~</u>**: i **<u>Whether or not</u>** the asset is structurally unsound and poses a safety risk; ii ~~it is unviable to repair~~ **<u>the viability of repairing</u>** or maintain**<u>ing</u>** the asset; iii **<u>whether or not</u>** alternative uses have been fully explored; iv **<u>whether or not the proposal</u>** ~~it~~ would have wider social, economic or environme benefits as part of a masterplanned regeneration scheme Where a proposal that involves unavoidable harm or loss of a **<u>non-designated</u>** heritage asset on The Local List meets the criteria above, the council will seek a replacement development **<u>which is of an equivalent standard of design to the non-designated heritage asset</u>** ~~of a similar quality,~~ **<u>and</u>** where possible ~~retaining~~ **<u>retains</u>** the features of the **<u>non-designated</u>** heritage asset. **<u>In the exceptional circumstances where loss or partial loss of designated or non-designated heritage asset</u>** ~~Where the council is satisfied that the loss of heritage assets (both designated and non-designated)~~ is considered to be justified, the	

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		council will require the developer to have the asset surveyed and recorded by a suitably qualified professional ~~prior to the development commencing, and the records made publically available.~~ **in advance of any alterations, demolition or groundwork. The surveying and recording will be required to be carried out in a manner proportionate to the importance of the asset and the impact of the development. A report detailing the investigation should be made publicly available and deposited through Derbyshire's Historic Environment Record.**	
MM48	LP23	LP23 Influencing the Demand for Travel To reduce congestion, improve environmental quality and encourage more active and healthy lifestyles, the Council will seek to maximise walking, cycling and the use of public transport through the location and design of development and parking provision. Priority will be given to measures to encourage more sustainable travel choices. To secure this aim, the council will expect development proposals to demonstrate the following ~~(in order or priority)~~ **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 ~~b)~~ planning); ~~c)~~ **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; ~~d)~~ **c)** optimisation of the existing highway network to prioritise walking, cycling	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA. It is noted that two approaches are set out in relation to the provision of charging points for electric vehicles. Given that this will be driven by need and viability it is not considered necessary to appraise these as reasonable alternatives.

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		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~~ **such as measures to prioritise the needs of pedestrians above the car and improved or new cycle and bus lanes, provided early in the build out period of new developments**; and **d** ~~e))~~ **mitigation including** highway capacity enhancements ~~to deal with residual car demand~~ where the initiatives required under points (a) to (c) above are insufficient to avoid significant **impacts from the development on the transport network in terms of capacity and congestion** ~~additional car journeys."~~**; and** **e** ~~f)~~ Provision of opportunities for charging electric vehicles where appropriate. ~~The impacts of any remaining traffic growth expected, shall be mitigated through physical improvements to the highways network where necessary, to ensure that development has an acceptable impact on the functioning and safety of the highway network.~~ **Development proposals will not be permitted where they would have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.** The level of **vehicle and cycle** parking provision appropriate to any individual proposal will take into account the circumstances of the particular scheme, including in particular: i. The size of ~~the~~ **any** dwellings proposed. ii. The type, mix and use of the development. iii. The proximity of facilities such as schools, shops or employment. iv. The availability of and capacity for safe on-street and public car parking in the area.	

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		v. Proximity to and availability of public transport and other sustainable transport options. vi. The likelihood that any existing on-street parking problems **in terms of highway safety, congestion, pedestrian and cyclist accessibility and amenity** will be made worse. vii. Local car ownership levels **Cycle parking, where provided as part of new development, should be located to ensure safe, secure and convenient access, with weather protection where possible. The council will prepare an SPD to provide further practical guidance on planning for walking and cycling within new development.** ~~All residential proposals with off-street parking provision dedicated to individual properties should include provision for charging electric vehicles on each property. Residential and commercial proposals with shared provision should include spaces with charging provision where practical.~~ Any necessary mitigation measures should be set out in development proposals, including within Transport Statements, Transport Assessments and Travel Plans where these are required, and secured through conditions and/or legal agreements. Priority areas for combinations of sustainable transport measures and highways improvements will be: • The A61 Corridor • The A619 Chatsworth Road • The A619 corridor through Brimington and Staveley	

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		• Chesterfield Town Centre • Access to Chesterfield Railway Station For masterplanned or phased developments, provision for the monitoring of traffic impact and mitigation of identified problems will be made through the use of legal agreements.	
MM49	Policy	RP1 Regeneration Priority Areas Within the RPA boundary as shown on the Policies Map, **for major developments** the Council will expect a masterplanned approach to deliver sustainable high-quality residential development, ~~enhanced community facilities~~, respecting the constraints of the area and sensitive to the adjoining open countryside and existing residential communities. Masterplans are expected to investigate the potential to, and support projects that, improve the quality of the area and the existing housing stock through refurbishment and/or redevelopment. Within the RPA boundaries as shown on the policies map, the Council will grant planning permission for development which supports regeneration and where it would: a) Extend the type, tenure and quality of housing; **and** b) Deliver environmental and biodiversity benefits; **and** c) ~~Provide additional community facilities~~ **Support or enhance existing services and community facilities; and**	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		d) Provide **recruitment,** training and **procurement to benefit the local economy (via a Local Labour Agreement in line with PolicyLP7), with the priority being to maximise training and** employment opportunities ~~to~~ **for** existing residents **of the RPA within which the development is located**, ~~by entering into a Local Labour Agreement~~; **and** e) Increase trees and tree groups to enhance landscape character; **and** **(f) Have an acceptable impact on the wider highway network (taking account of cumulative effects of other developments within the RPAs) and provide any necessary mitigation.** ~~The level of housing growth for each RPA may be exceeded if the landscape, infrastructure and highways impacts (including cross-boundary impacts) are acceptable and if the additional growth is needed to secure regeneration benefits as demonstrated through a viability appraisal.~~ Within the Barrow Hill Regeneration Priority Area, development is expected to: i. Deliver ~~approximately~~ **a minimum of 35** ~~50~~ new homes **on site H20; and** ii. ~~Conserve or enhance the character or setting of heritage assets~~ **Promote design that positively contributes to the surrounding area and conserves or enhances heritage assets including Barrow Hill Conservation Area**; and iii. Support the activities of Barrow Hill Roundhouse as a visitor attraction and centre for employment; **and** iv. Provide safe and convenient walking and cycling connections to New Whittington, heritage assets at Chesterfield Canal, and the Staveley and Rother Valley Corridor. Within the Duckmanton Regeneration Priority Area, development is expected to:	

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		i. Deliver **a minimum of** ~~approximately~~ **310** ~~400~~ new homes **on sites H26 and H34; and** ii. Provide safe and convenient walking and cycling access to job opportunities at Markham Vale; **and** iii. Provide safe and convenient walking and cycling connections to Poolsbrook and Poolsbrook Country Park; **and** iv. Promote ~~building~~ design that positively contributes to the surrounding area and **conserves or enhances** heritage assets including **Poplar Farmhouse**, Duckmanton Model Village and Long Duckmanton; **and** v. Deliver highway and pedestrian improvements at Tom Lane and Duckmanton Road. . Within the Holme Hall Regeneration Priority Area, development is expected to: ~~i.~~ Deliver **a minimum of** ~~approximately~~ 300 new homes ~~(as allocated on site XX in table XX)~~ **on site H33 in line with the adopted masterplan; and** ~~Deliver a sustainable high quality residential development~~ ~~Support the existing services and community facilities on offer in and around the local service centre~~ ii. Provide safe and convenient walking and cycling connections to Linacre Road, Wardgate Way (Local Service Centre) and the Holmebrook Valley Park and Trail; **and** iii. Provide an appropriate buffer and boundary treatment to minimise and mitigate any adverse impacts upon the Ashgate Plantation Local Wildlife Site. Within the Mastin Moor Regeneration Priority Area, development is expected to: ~~i. Deliver 400 new homes~~	

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		i. Deliver up to 670 new homes on sites H1, H6 and H35; and ii. Provide safe and convenient walking and cycling access to job opportunities at Markham Vale, the community garden and Norbriggs **and Woodthorpe** Primary Schools; **and** iii. Provide a new Local Centre with additional community facilities and the opportunity for provision of health facilities; **and** iv. Provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to The Cuckoo Way and Chesterfield Canal; **and** v. Promote design that positively contributes to the surrounding area, ~~responding to~~ and ~~reflecting local~~ **conserves or enhances** heritage assets ~~in the design and location of new buildings where relevant,~~ including the ~~historic~~ **former** pumping engine and tramway; **and** vi. Deliver a new and/or improved pedestrian and cycle crossing over the A619; **and** vii. Protect and enhance the setting of and access to the community garden; **and** viii. Minimise visual impact on the ridgelines along Worksop Road and Woodthorpe Road; **and** ix. Provide a defined edge of development and a clear break to prevent continued coalescence and extension of ribbon development along Worksop Road; **and** x. Maintain~~ing~~ the distinct identities and settings of Mastin Moor and Woodthorpe through the use of landscaping and open space. Within the Poolsbrook Regeneration Priority Area, development is expected to: i. Deliver ~~100~~ **a minimum of** ~~approximately~~ **175** new homes **on site H31; and**	

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		ii. Provide safe and convenient walking and cycling access to job opportunities at Markham Vale; **and** iii. Provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to Duckmanton and Poolsbrook Country Park; **and** iv. ~~Conserve or enhance the heritage assets~~ **Promote design that positively contribute to the surrounding area and conserves or enhances heritage assets including** the surviving buildings of the Model Village ~~and their setting.~~	
MM50	Paragraph 11.4	11.4. In 2015, the borough council approved an updated Town Centre Masterplan for Chesterfield. **Whilst not having formal status as a Development Plan Document or SPD, the masterplan** ~~The masterplan~~ sets out a long-term vision for Chesterfield Town Centre **and is a material consideration in determining planning applications within the town centre. The masterplans vision is for the town centre** to be:	No – update to supporting text confirming the status of the Town Centre Masterplan for Chesterfield.
MM50	Following paragraph 11.6	Insert plan showing location of Town Centre Masterplan Character Areas including Spire Neighbourhood. See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No – update to supporting text confirming the location of the character areas within the Chesterfield Town Centre SPD. .
MM51	Paragraph 11.7 & 11.8	11.7 As a result of changes to the retail market generally and the large foodstore sector in particular, the council has chosen not to progress **the retail led scheme previously proposed by Wilson Bowden within the Northern Gateway area**~~the development of the previously proposed Northern Gateway scheme (which was to have been a foodstore and retail led, mixed use extension of Chesterfield Town~~	No – modification to supporting text providing context for Policy SS1.

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		~~Centre) at this time~~. ~~However~~ **The Northern Gateway has instead been progressed through** ~~the council has invested in~~ replacing the aging Saltergate Multi Storey Car Park ~~(currently under construction)~~ and ~~is committed to~~ building a new enterprise centre at Holywell Cross **(construction of which is expected to start in early 2020**. The site still presents the key opportunity for any further physical expansion of the retail offer of Chesterfield Town Centre. 11.8. In bringing these sites forwards for development the council will use a combination of masterplans, site-specific planning briefs, SPD's and Outline Planning Applications, with reference to other relevant policies of the Plan including ~~CS15~~**LP9**, ~~CS16~~**LP2** and ~~CS19~~**LP22**.	
MM52	Policy SS1	**SS1 Chesterfield Town Centre** Subject to ~~policy LP9~~ **other relevant policies of the plan, the council will support planning applications that ~~planning permission will be granted for development that~~** contribute~~s~~ towards: a) Protecting and enhancing the centre's sub-regional and local role in providing **housing,** employment, services, leisure, cultural venues and retail b) Supporting the objectives of Chesterfield town centre masterplan c) Economic development and community safety by providing a diverse range of uses including retail, office, community facilities, leisure and food and drink uses d) Conserving and enhancing the historic character of the centre and the role of the Historic Market and Market Hall e) Improving accessibility between the centre and surrounding areas, including Chesterfield Railway Station, Waterside, Queen's Park, Chesterfield College and Ravenside Retail park	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		f) Enhancing walking, cycling and public transport provision g) Maintaining the overall level of provision of public car parking; new off street car parking will usually only be permitted when justified through a transport assessment or travel plan h) Reducing through traffic i) Enhancing the range and quality of residential uses within Chesterfield town centre **j) <u>Undertaking appropriate assessment, evaluation and, if necessary, recording of archaeological remains within the Town Centre Historic Core (as set out on the policies map).</u>** Outside of the Town Centre **<u>Primary and Secondary Shopping Areas</u>**, **~~District and Local Centre areas~~** as shown on the policies map and set out in policy LP9, planning permission will not normally be granted for new retail uses (A1) other than small shops as set out in policy LP10. Planning permission will normally be granted for other main town centre uses, **<u>including</u>** B1(a) offices, health and education uses subject to the other policies of this plan. Northern Gateway Land between Newbold Road/Holywell Street and Saltergate, as shown on the policies map, will be safeguarded for the future expansion of Chesterfield Town Centre. Within this area, planning permission will only be granted for proposals that enhance and support the centre's sub regional role in providing **<u>housing,</u>** employment, services, leisure and retail and where they can demonstrate that they	

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		would not prejudice the future development of the site Spire Neighbourhood ~~Planning permission will be granted~~ **Proposals will be supported** for new residential development **on land to the east of** ~~between~~ St Mary's Gate and **to** the **west of the** A61 **and to the north of Holywell Street and south of Brewery Street, subject to other relevant policies of the plan. Where development within this area results in the loss of public car parking, the effect of this on the viability of Chesterfield Town Centre should be assessed, and if necessary compensatory parking provided** elsewhere within or closely related to Chesterfield Town Centre.	
MM53	Policy SS2	**SS2 CHATSWORTH ROAD CORRIDOR** **Development proposals will be supported where they** ~~Planning permission will only be granted for development that~~ contributes~~s~~ towards: a) The vitality and viability of Chatsworth Road district centre b) Improving the West Bars gateway to Chesterfield town centre. c) Strengthening the links between the land south of Chatsworth Road with the Chatsworth Road district centre and surrounding communities. d) Providing a new variety of uses that will create a mixed, sustainable community. e) The improvement of identified transport and highway issues. f) The enhancement of walking, cycling and public transport provision	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		Within the defined district centre, proposals for development will be considered in accordance with policy LP9. Outside the district centre development will be focussed on new housing and compatible uses. Within the regeneration area south of Chatsworth Road a comprehensive scheme providing a mix of uses will be ~~permitted~~ **supported** in accordance with the adopted masterplan, including: employment generating uses **on land at the former Boythorpe Works (in accordance with policy LP7)**, open space and housing. The site~~s~~ of Walton Works (including the re-use of the Grade II* listed building) ~~and Griffin Mill/Wheatbridge Mill~~ shall be for housing-led mixed use development **(in accordance with policy LP4, Site H30)**. Development proposals for the Griffin Mill and Wheatbridge Mills area should include the re-use of the Grade II listed Cannon Mill. To ensure that development within the regeneration area south of Chatsworth Road provides a mixed, integrated, sustainable community within the Chatsworth Road Corridor, developments must demonstrate that they have: i. Taken a comprehensive approach to flood risk management; ii. Incorporated the Hipper Valley walking and cycle route and improved north-south walking and cycling links; iii. Integrated the site into a network of green spaces, such as Walton Dam, Somersall Park and the Walton river corridor green wedge, connected by the River Hipper and footpaths and cycleways 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. ~~Proposals for development should demonstrate how they accord with the adopted masterplan through site-specific masterplans and/or development briefs.~~	

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MM54	Policy SS3	SS3 Chesterfield Waterside and the Potteries Within the Chesterfield Waterside area as set out on the policies map, **the council will support development proposals** ~~planning permission will only be granted for development~~ that contribute~~s~~ towards: a) Creating jobs in office, industry, retail, tourism and education b) Restoring Chesterfield Canal and the River Rother to navigation and creating a new canal terminus c) Achieving a mix of uses including residential **(up to 1550 new homes),** office **(up to 30,000 sqm),** employment**,** ~~and~~ leisure**, health and fitness, hotels, creche, doctor's surgery and nursing home** d) Improving access to the site including enhancing the footpath and cycle network through the site and making links to the wider Trans Pennine Trail and Chesterfield Railway Station e) A high quality urban environment including eco-park and green infrastructure corridor f) Managing flood risk Land within the Chesterfield Waterside area will be comprehensively redeveloped in accordance with an approved masterplan, including provision of a new Local Centre located adjacent to the existing canal basin. Planning applications submitted for development outside of the existing outline planning permission, but which otherwise deliver the objectives of the approved masterplan, will be expected to contribute towards the overall delivery of the	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		infrastructure required for comprehensive development, secured through a section 106 agreement.	
MM55	Policy SS5	SS5 Staveley and Rother Valley Corridor The Borough Council will support the comprehensive redevelopment of the Staveley and Rother Valley Corridor to create a sustainable urban extension in a landscape setting through a masterplanned approach. The overall objectives of the masterplan will be to: a) Deliver approximately 1500 new dwellings through a range of new housing opportunities focussed on the centre and western end of the corridor b) Create employment opportunities focussed on the Hall Lane end of the corridor and around Works Road c) Deliver the section of the Chesterfield to Staveley Regeneration Route between Bilby Lane and Hall lane, connected to the route safeguarded under policy LP24 and the existing Staveley Northern Loop Road Phase 1 d) Accommodate an Infrastructure Maintenance Dept to serve the eastern leg of HS2 e) Provide a new local centre to serve both the development itself and adjacent communities of Barrow Hill and Hollingwood f) Make provision for a new primary school to serve the development g) Develop a sustainable community including on-site energy generation where possible and practicable h) Enhance the quality of and access to the landscape and green infrastructure, particularly the Chesterfield Canal and River Rother waterways i) Deliver access and transport improvements, emphasising sustainable transport	No – the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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		j) Improve water management on site, including new wetland habitat associated with the River Rother k) Provide for the remediation and re-use of contaminated and unstable land where possible and practicable l) Conserve and enhance the quality of the historic environment, taking account of designated and non-designated heritage assets and their setting, within and closely related to the site m) Secure a structured approach to delivery of infrastructure to ensure it is delivered in a timely fashion to support new residential and employment communities and limit the need to travel off-site to access services n) Establish a network of open mosaic grassland habitats through the site to maintain and enhance brownfield biodiversity Development proposals for individual land parcels/phases must be brought forward as part of a comprehensive masterplan for the area and must demonstrate how they will deliver these objectives where appropriate. Planning applications for development within this area will be expected to demonstrate how they have addressed these objectives. Planning applications submitted for specific character areas and/or phases of development will be expected to contribute appropriately towards the overall delivery of the infrastructure required for comprehensive development, secured through a section 106 agreement. Planning applications specifically for the Works Road and Lagoon Character Areas will be expected to include information demonstrating:	

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		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**; and** ii. A Transport Assessment based on modelling of the overall impact of development and a Travel Plan setting out how the impact of ~~the specific planning application~~ traffic **associated with the proposed development** will be managed**; and** iii. A phasing plan setting out the approach to delivery of critical infrastructure, including transport and community infrastructure WORKS ROAD CHARACTER AREA Planning permission will be granted for a mixed use development ~~incorporating~~ **including**: • A new Local Centre on Works Road (use classes A1 to A5 and other Main Town Centre uses, to include a single foodstore of no more than 1000 sqm), • Residential (C3) • Up to 10 ha of employment space (B1, including B1(a) offices) • 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 • Retention of the Clocktower building • A site for a new Primary School • Flood mitigation measures for the River Rother/Works Road bridge THE LAGOON CHARACTER AREA	

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		Planning permission will be granted for a residential led development ~~incorporating~~ **including**: • Residential (C3) • Retail (A1) to serve day to day needs, with no single unit to exceed 280 sqm net sales area • Extension of the Bluebank Pools Local Nature Reserve (to the west of Bilby Lane within the land allocated on the Policies Map) • Restoration of the former settling pond as public open space • An enhanced landscape buffer between the site and Chesterfield Canal HALL LANE CHARACTER AREA – KEY OBJECTIVES Planning permission will be granted for an employment led development ~~incorporating~~ **including**: • Proposals for the HS2 IMD • Development of Approximately 30ha of Employment generating development within use classes B1, B2 and B8 ~~or~~, subject to HS2 finalising the extent of the proposed IMD~~.~~ **(this development is expected to extend beyond the plan period, following implementation of the HS2 IMD).** • Housing (C3) led development for western end of the Character Area and ancillary uses where it is well-related to the existing settlement of Barrow Hill and Works Road • The improvement of walking and cycling connections between Barrow Hill and Staveley Town Centre • New wetland habitat in the south of the character area associated with the River Rother	

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MM56		Most up to date plan awaited from Chatsworth Settlement Trustees	No – modification to a figure in the Local Plan that is not significant for the purposes of the SA.
MM57	Policy SS6	SS6 Land at Dunston Planning permission will be granted for residential development for approximately ~~800~~ **500** dwellings on land north of Dunston and south east of Dunston Road as allocated on the policies map and as set out in table 4 **(Site reference SS6)**. Development should be carried out in accordance with a masterplan to be agreed with the Local Planning Authority prior to development that demonstrates: i. **Acceptable** ~~A~~access arrangements from Dunston Road and Dunston Lane ii. **Appropriate provision** ~~Proposals~~ for walking and cycling ~~provision~~ within the site **iii. Appropriate transport mitigation to ensure an acceptable impact on the highway network for all users** iv. **Appropriate mitigation to minimise any adverse impacts on nearby heritage assets and their settings** v. Provision of a new local centre to serve development vi. **Provision of** a site reserved for a new one form entry primary school (to be retained until such time as required or evidence can be provided of a lack of need) vii. A scheme of green infrastructure including landscaping, open space, play and sports provision including re-instatement of the former cricket pitch, and early implementation of a landscaping and planting scheme along Dunston Road	Yes – SA matrix referred to provision of 800 dwellings on site and should be updated to reflect the revised figure. The revised figure of 500 dwellings still has a significant effect on SA Objective 1 'Housing' so no amendments to the assessment of the policy are considered necessary. In addition, the commentary to the SA could acknowledge the new criterion (iv) relating to mitigation to minimise adverse impacts on heritage assets and their settings and transport mitigation. A minor positive effect was identified in relation to SA Objective 4 'cultural heritage' and the proposed change provides further reassurance, however as the emphasis is on mitigation, rather than enhancement a minor positive effect (rather than a significant positive) is still considered appropriate. Policy LP22 'Historic Environment' encourages the enhancement of heritage assets and their setting wherever possible. A significant positive effect was identified previously in relation to SA Objective 9 'climate

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		viii. A phasing plan for development phases and the provision of infrastructure	change' because the policy provided for walking and cycling within the site and the provision of a new local centre (which would help reduce the need to travel and associated Greenhouse gas emissions). The proposed modification provides further re-assurance in relation to transport mitigation for all users but does not affect the outcome of the appraisal Yes – SA matrix referred to provision of 800 dwellings on site and should be updated to reflect the revised figure. The revised figure of 500 dwellings still has a significant effect on SA Objective 1 'Housing' so no amendments to the assessment of the policy are considered necessary.
MM58	Paragraphs 11.32 and 1.36-11.37	11.32. Chesterfield Railway Station is the first point of arrival or last point of departure for approximately 1.78 million passengers16., with usage growing by 3 - 5% per year. Over a million people live within a half hours drive time of the Station **(**AECOM research 2017**)**. Currently three Train Operating Companies (East Midlands Trains, Northern Trains and the Cross Country franchise**)** call at the Station and it is the 6th busiest station in the East Midlands, with direct services available to London, Birmingham, Liverpool, the West Country and the North East and Scotland. The announcement in July 2017 that HS2 services to Sheffield will stop at the station when they commence in 2033 **(subsequently revised as from 2035)** creates the potential for further growth in services and investment. 11.36. SCR has provided funding for further research and development of the Master Plan and its refinement, currently being prepared by Cushman & Wakefield,	No - modification is a change to supporting text explaining how Policy SS7 will be implemented.

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		Arup and Whittham Cox Architects ~~This strategy should be in place by early 2019~~. **Consultation on the masterplan for the railway station area is expected to be undertaken in early 2020. This is likely to take the form of an overall concept masterplan and a more focused planning framework identifying appropriate uses, amounts of development and infrastructure requirements.** Funding for the Hollis Lane Link Road ~~is to be~~ **has been** set aside as part of the wider LGF funded A61 Corridor Project **and a planning application for the first phase of the road has been submitted**. 11.37. Key assets in the Station Master Plan area require Safeguarding. A new road alignment joining Crow Lane and Hollis Lane will improve access to the station from the south (and reduce traffic through Chesterfield Town Centre, see ~~policy~~ **policies** SS1 **and LP24**). There is also a need to ensure adequate land is safeguarded to allow for the development of an improved pedestrian bridge over the A61 to Corporation Street. The bridge would ideally be a statement piece of architecture and has been termed "Platform 4": arrival to the Town Centre. Land has been also identified for and improved station forecourt, Multi-story car parks (to release development land), bus, taxi and cycling use, limited leisure and retail use, connected to station users and an area of public realm.	
MM59	Policy SS7	SS7 Chesterfield Railway Station Within land between Hollis Lane and Crow Lane, as shown on the policies map, the council will prepare an approved masterplan/development framework to maximise the regeneration benefits of future HS2 services and conventional rail services utilising the station. Within this area, and in accordance with the approved masterplan, **the council will support** development **based on the extent to which it** ~~that~~ **delivers** ~~for~~:	Yes – the new criterion relating to the assessment, evaluation and, if necessary, recording of archaeological remains should be acknowledged in the SA but overall a neutral impact is still considered appropriate given the nature of the proposals included in the policy (as explained in the SA matrix at Appendix B).

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		a) Improved access to Chesterfield Railway Station by all modes of transport including improved forecourt arrangements; b) Modernisation of Station facilities and electrification of the Midland Main Line though it; c) A new link road between Hollis Lane and Crow Lane and related road alignments; d) Improvements to the A61 Corporation Street footbridge, including its replacement with a new bridge; e) mixed use development to include residential dwellings (C3), commercial office space (B1), car parking; f) limited retail and leisure uses (A1 to A5 and D1 and D2) in association with the Station; g) Pedestrian and cycle links to Chesterfield Waterside, Chesterfield Town Centre and the; h) Essential infrastructure required to deliver the improvements set out in the approved masterplan. i) **Appropriate assessment, evaluation and, if necessary, recording of archaeological remains** j) **Improved inclusive accessibility to Chesterfield Railway Station and within the masterplan/development framework area.** Planning Permission will not be granted for development that would prevent the delivery of the above improvements.	The criterion relating to increased inclusive accessibility will also contribute to SA Objectives 3 'Sustainable communities' and 12 'Accessibility.' However significant positive effects have already been identified for the policy so there is no impact on the previous appraisal.
MM60	Policy SS8	SS8 Neighbourhood Plans Where the views of a community are expressed in a Neighbourhood Plan they will be taken into account in the planning system provided that the plan:	No - the SA provides a high level appraisal of the policy and the proposed modification is not considered significant for the purposes of the SA.

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
		• has been ~~endorsed~~ **adopted** by Chesterfield Borough Council; and • is in conformity with the **strategic policies of the** Local Plan; and • can be regularly updated if necessary	
MM62	Master Plan Diagram, p. 98	Deletion of master plan diagram on page 98 Chesterfield Waterside Illustrative Masterplan and replace with most recent illustrative master plan. See **Associated Figures, Tables and Diagrams (Proposed Modifications)** for the proposed modification.	No – update to supporting material not considered significant for the purposes of the SA.
MM64	Appendix 'X'' Superseded development plan policies	See **Appendices (Proposed Modifications)** for the proposed modification.	No – update to list of superseded policies not considered significant for the purposes of the SA.
MM65	Appendix B – Open Space Standards, Quantitative Standards	See **Appendices (Proposed Modifications)** for the proposed modification.	No – update to open space standards not considered significant for the purposes of the SA.

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Modification Reference	**Policy/ Paragraph/ Page**	**Proposed Modification**	**Are there implications for the SA arising from the Main Modification?**
Monitoring Framework			
MM66	Monitoring framework	See **Appendices (Proposed Modifications)** for the proposed modification.	Yes – modifications to the monitoring framework need to be acknowledged in the SA and the extent to which they will help meet monitoring requirements for the Strategic Environmental Assessment reviewed.
MM67	Monitoring framework	Housing Trajectory See **Appendices (Proposed Modifications)** for the proposed modification.	See comment at MM66
MM68	Monitoring framework	Employment Trajectory See **Appendices (Proposed Modifications)** for the proposed modification.	See comment at MM66

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Appendix B
Housing numbers

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SA Objective	Commentary	1: SHMA OAN 244 (270 allowing for under delivery)	2: Option 2 - CA/LEP aspirational growth 345 homes per annum	Option 3 – Option 1 plus Reserve Sites	LHN (minimum 240 dwellings per annum)
1. To ensure that housing stock meets the needs of all communities in the Borough	**Likely Significant Effects** All of the options would make a significant contribution towards this objective. Option 3 provides more flexibility than Option 1 and provision based on LHN. Option 2 includes an element of aspirational (job-led) growth so would not just be about meeting needs in the Borough. **Mitigation** None identified **Assumptions** It is assumed that all options would optimise the use of previously developed land. **Uncertainties** None identified.	++	++	++	++
2. To improve health and reduce health inequalities	**Likely Significant Effects** Additional housing could help support existing health infrastructure but also create demand for new facilities. The Local Plan would need to assess the need for new facilities and plan accordingly. There would also be health benefits associated with the provision of good quality affordable housing that would be delivered under each option. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	++	++	++	++
3. To create sustainable communities	**Likely Significant Effects** All of the options would make a significant contribution towards this objective.	++	++	++	++

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	Mitigation None identified **Assumptions** None identified. **Uncertainties** None identified.				
4. To enhance and conserve the cultural heritage of the borough	**Likely Significant Effects** All of the options could potentially impact on this objective but the impacts are uncertain and would depend on how development was accommodated. **Mitigation** None identified. **Assumptions** It is assumed that all options would optimise the use of previously developed land and buildings. **Uncertainties** See comments above.	?	?	?	?
5. To protect and enhance biodiversity	**Likely Significant Effects** All of the options could potentially impact on this objective but the impacts are uncertain and would depend on how development was accommodated. Option 2 involves the greater number of dwellings and is more likely to involve the use of the most greenfield land and could therefore have the greater potential for adverse impacts on biodiversity but this is uncertain. **Mitigation** None identified. **Assumptions** It is assumed that all options would optimise the use of previously developed land and buildings. **Uncertainties** See comments above.	?	-/?	?	?

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6.	Protect and manage the landscape of North East Derbyshire	**Likely Significant Effects** All of the options could potentially impact on this objective but the impacts are uncertain and would depend on how development was accommodated. Option 2 involves the greater number of dwellings and is more likely to involve the use of the most greenfield land and could therefore have the greater potential for adverse impacts on landscape but this is uncertain. **Mitigation** None identified. **Assumptions** Assumed that Option 2 would require more greenfield land than the other options. **Uncertainties** See comments above.	?	-/?	?	?
7.	To manage prudently the natural resources of the region including water, air quality, soil and minerals	**Likely Significant Effects** All of the options could impact on this objective. Option 2 would involve the most development and has been assessed on that basis. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	-/?	--/?	-/?	-/?
8.	Plan for the anticipated different levels of climate change	**Likely Significant Effects** Performance against this objective is considered to be neutral as it is assumed that all options would adopt a sequential approach to the identification of sites for housing. **Mitigation** None identified. **Assumptions**	0	0	0	0

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	See comment above. **Uncertainties** None identified.				
9. Minimise the borough's contribution to climate change	**Likely Significant Effects** All of the options could impact on this objective. Option 2 would involve the most development and has been assessed on that basis. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	-/?	--/?	-/?	-/?
10. Minimise the environmental impacts of waste and pollution	**Likely Significant Effects** All of the options could impact on this objective. Option 2 would involve the most development and has been assessed on that basis. **Mitigation** None identified. **Assumptions** None identified. **Uncertainties** None identified.	-/?	--/?	-/?	-/?
11. Develop a strong culture of enterprise and innovation	**Likely Significant Effects** Performance against this objective is considered to be neutral given the focus of the options on housing growth. **Mitigation** None required.	0	0	0	0

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	Assumptions None identified. **Uncertainties** None identified.				
12. Improve the accessibility to jobs and services	**Likely Significant Effects** It is assumed that housing and employment growth would be balanced under all options. Option 2 performs better because it is linked to job-led growth. If housing growth were to take place under this scenario in the absence of growth in employment opportunities then access to employment could worsen, hence the uncertain score. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** See comments above.	+/?	++/?	+/?	+/?

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Appendix C
SA Matrices for Site Options

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
14	Hady Lane (Land around 146-152), Hady	1.50	+		+	Site is within 800m of a recreational open space.	0		0	Site is not within 500m of any designated heritage asset.	0		0	Coalfield Village Farmlands. Within open land but close to existing development and existing vegetation and topography should reduce impact. Site with extant permission and where mitigation has been accepted as feasible.	0		++	Relatively low density will permit layout that avoids surface water flood risk area on EA map, as shown by indicative layout submitted with planning application 15/00594/OUT.	0		0		0		0	
15	Brampton Manor, Old Road, Chesterfield S40 1HX	1.80	+		+	Site is within 800m of a recreational open space.	0		--	Listed buildings are present within the site: Manor House Hall Grade II Listed, Manor House Barn Grade II, Manor House Gazebo II*. The Cruck Beam present in the barn is a scheduled ancient monument. However, given the extent of the site some development is likely to be feasible with mitigation and might sustain the listed buildings on the property. Impact marked as negative as the site does not have detailed permission.	0		+	Within an urban area	0		++	In FZ1 and has very low risk of surface water flooding.			0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
16	Brockwell Court (Former), Cheedale Avenue, Newbold	0.74	+		+	Only part of site is within 800m of a GP. All of site is within 800m of a recreational open space.	0		?	Site is within 500m of some listed buildings (including Nags Head, Eyre Chapel and 39 & 41 Newbold Road). Impact of development is uncertain without further information.	0		+	Within an urban area	0		-	Small area of medium surface water flood risk on site.	0		0		0		0	
17	Catherine Street Garage~~s~~ Court, Bank Street ~~and Catherine Street~~ Chesterfield	0.25~~7~~	+		++		0		?	Adjacent to conservation area - design must respect setting. The site is also within 500m of a number of listed buildings and conservation assets. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++		0		0		0		0	
18	~~Land at~~ Duewell Court (Land at), Station Road, Barrow Hill	1.43 ~~18~~	+		+	Site is within 800m of a recreational open space.	+		?	Site intersects the Barrow Hill conservation area, is within 500m of a listed building and sits adjacent to a site that appears on the draft Local List. Impact of development is uncertain without further information.	0		+	Within the 'Estate Farmlands' landscape character type albeit within a settlement and redevelopment of an existing residential area.	0		--	Surface water flooding risk but likely to be mitigable using SuDS.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
19	Calow Lane (Land to the South East of), Chesterfield	10.52	++		+	Site is within 800m of a recreational open space. Within 2km buffer of 2 'red' capacity GPs (St Philips Drive and Hasland Medical Centre)	0		0	Site is not within 500m of any designated heritage asset.	0		--	Coalfield Village Farmlands landscape character type. Large site away from existing settlements in a landscape character type which is vulnerable to such a scale and location of development. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated.	0		--	FZ3a as adjoins Calow Brook. Area of site has high risk of surface water flooding.	0		0		0		0	
23	Heaton Court (Former), Meynell Close, ~~Chesterfield~~Brampton	0.34	+		+	Only part of site is within 800m of a GP. All of site is within 800m of a recreational open space.	0		?	Site is within 500m of a listed building, scheduled monument and conservation area. Impact of development is uncertain without further information.	0		+	Within an urban area	0		--	Risk from surface water flooding requires FRA and potentially mitigation.	0		0		0		0	
25	KM Office Furniture (Former) Pottery Lane West Whittington Moor Chesterfield	3.1	+		++	Majority of site is within 800m of a GP and Open Space	0		?	Site is within 500m of a listed building. Impact of development is uncertain without further information.	0		+	Within the urban area.	0		+	Majority of site in FZ1 and at low SWFR. Part of site in FZ2.	0		0		0		0	

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28	~~Land North of~~ Chesterfield Road (Land north of), Staveley	0.3~~20~~	+		+	Site is within 800m of a leisure centre.	0		0	Site is not within 500m of any designated heritage asset.	0		0	An assessment of impact on landscape character and visual amenity unlikely to be required given its small size and its location next to the urban area.	0		++	In FZ1 and has very low risk of surface water flooding.	0		0		0		0	
32	Miller Avenue Mastin Moor	0.41	+		+	Site is within 800m of a recreational open space.	+		0	Site is not within 500m of any designated heritage asset.	0		0	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.	0		++	In FZ1 and very low risk of surface water flooding.	0		0		0		0	
35	Staveley Canal Basin Eckington Road Staveley	2.99 ~~3.22~~	+		++	Site is within 800m of a GP and Sports Centre.	0		?	Potential impact on setting of canal and nearby grade II Listed Building and Staveley Conservation Area. Site is within 500m of a listed building and conservation area. Impact of development is uncertain without further information.	0		0	Part of the site is within an urban character type and the western part is within Riverside Meadows. The site has the potential in terms of location and scale to have an adverse effect but mitigation is likely to be feasible.	0		-	Regeneration site where canal infrastructure should reduce risk to an appropriate level for vulnerable uses.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
38	Edward Street, Middlecroft Staveley	0.41	+		++		0		0	Site is not within 500m of any designated heritage asset.	0		+	Within urban area - unlikely to have any significant impact on landscape character. May be a small adverse impact at local level - recommend amenity assessment.	0		-	Flood zone 1. Low - Medium surface water flood risk covers North West corner of the site. Mitigatable via layout and SuDs.	0		0		0		0	
47	Manor House Farm 118 The Green Hasland ~~Chesterfield S41 0JU~~	0.40	+		++		0		?	Site is adjacent to the curtilage of a listed building. Development could affect setting especially if access taken from The green. Impact of development is uncertain without further information.	0		0	Encroaches onto currently open land	0		++	Flood zone 1. Low risk surface water flooding.	0		0		0		0	
53	Allotment Gardens Campbell Drive, Barrow Hill,	1.96	+		+	Site is within 800m of a recreational open space.	+		?	Barrow Hill Conservation Area is immediately to the east. The site is also within a 500m buffer zone of a listed building. The impact of the development on heritage assets and their setting is unknown at this stage.	0		0	Within the Estate Farmlands landscape character type. Large site at the edge of an existing development. The site is not within an area identified as sensitive in terms of landscape character although a localised adverse effect is likely.	0		++	Small area of SWFR at North West boundary of site. Mitigation feasible via SuDs.	0		0		0		0	

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63	Walton Works (Former) Factory Street Brampton	3.6	++		++	Small part of site is not within 800m of a GP.	0		--	The site contains a listed building which is at risk. The site's development could protect the listed building and enhance its setting; however, a detailed proposal has yet to be accepted on the site. The site is also partly within a conservation area and wholly within its 500m boundary.	0		+	Within an urban area	0		-	Adequate FRA undertaken for CHE/15/00832/FUL to demonstrate policy compliance.	0		0		0		0	
64	Boythorpe Works (Former) Goytside Road Chesterfield	5.00	++		++		0		?	The site is within 500m of a listed building and conservation area. Potential but unknown degree of impact on grade 2* Listed Building to the north west.	0		++	Within an urban character area.	0		-	Small areas of low - medium SWFR on site. Mitigation feasible through SuDs and layout.	0		0		0		0	
89	Hady Hill (Land at)	0.6	+		+	Site is within 800m of an open space	0		?	Site is within 500m of a listed building. Impact is uncertain without further assessment.	0		+	Within the urban area.	0		++	In FZ1 with very low SWFR.	0		0		0		0	
91	Ashbrooke Centre (Former) Cuttholme Road ~~Chesterfield~~Loundesley Green	0.69~~8~~	+		+	Site is within 800m of a recreational open space.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Within residential area - no significant impact on landscape character.	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
94	Allen & Orr Timber Yard Marsden Street Saltergate Chesterfield	0.86	+		++		0		?	Numerous Grade 2 Listed Buildings are near the site and the site itself is likely to contain undesignated heritage assets. The site lies within the 500m buffer zone of many listed buildings, the town centre conservation area buffer and the historic core buffer. Mitigation is likely to be feasible although the impact on heritage assets is unknown at this stage.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	
102	Swaddale Avenue (Land to the West of), Tapton	0.88	+		+	Site is within 800m of a recreational open space.	0		?	The site is within the 500m buffer zone of a scheduled monument, a historic park / garden and a listed building. The site has outline permission however the impact of the development on heritage assets and their settings would need to be established.	-	Part of site intersects Local Wildlife Site's 100m buffer.	0	Site is within Coalfield Village Farmlands character type. However as the site is within a residential area and adjacent to a rail line no significant impacts are likely although there may be a localised adverse effect.	0		--	Area of high SWFR runs through site (West to East), mitigatable through SuDs	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield__*_	0.62 ~~54~~	+		++		0		?	No.6 Ashgate Road has potential to be an undesignated heritage asset. Whilst the site could be developed retaining the building and also without detriment to views into the Ashgate Road Conservation Area the precise impact of development on heritage assets is unknown at this stage. The site is scored '?' as it contains a building on the draft local list (which presently carries little weight). The site is also within the 500m buffer zones of the historic core and town centre conservation area.	0		+	Within an urban area	0		++	Small areas of low SWFR at Northern boundary of site.	0		0		0		0	
111	Adult Training Centre (Former) Ringwood Road Hollingwood	0.97	+		+	Site is within 800m of a recreational open space.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Redevelopment with full planning permission.	0		++	Small areas of low surface water flooding risk on site. Planning permission in place.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
113	Bent Lane (land at) Staveley	7.26	++		+	Site is within 800m of a recreational open space.	0		?	Parts of the site are within 500m of the Staveley conservation area and several listed buildings. Impact of development is uncertain without further information.	-	Part of site intersects Local Wildlife Site's 100m buffer.	-	Site is covered by the Riverside Meadows Landscape Type and is bordered by residential properties on three sides and the green belt on one. Landscape character will be adversely affected to some extent. Likely to require a full landscape character assessment.	0		--	Flood zone 3. Risk of surface water flooding. Flood risk can be mitigated by site layout avoiding higher risk areas.	0		0		0		0	
125	Poultry Farm (Former), Manor Road, Brimington	0.8~~87~~	+		--	Site is within 2KM of a GP with capacity but not within 800m of a GP or open space.	0		?	Most of the site is within 500m of a listed building. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	
126	Inkersall Social Club Inkersall Green	0.53	+		++		0		0	Site is not within 500m of any designated heritage asset.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	
128	North East Derbyshire District Council Offices (Former), Saltergate, Chesterfield	0.65	+		++	Site is within 800m of a GP and recreational open space.	0		?	Site is within 500m of a listed building and conservation area. Impact is uncertain without further assessment.	0		+	Within the urban area.	0		++	In FZ1. Small parts of site have low SWFR.	0		0		0		0	

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130	Linacre Road, Holme Hall	14.85	++		+	Site is within 800m of a recreational open space.	+		?	Parts of the site are within 500m of a listed building. Impact of development is uncertain without further information.	0		-	Urban landscape character type. However, the site is open fields and adjoins the wooded farmlands character type and will require careful layout and landscaping. However, mitigation is likely to be feasible to avoid a significant adverse effect.	0		--	Some areas of low-high flood risk run through centre of site. Mitigatable through effective site layout and SuDs.	0		0		0		0	
139	Netherthorpe/ Marshfield Close (Land off)	0.68	+		++	Site is within 800m of a GP and recreational open space.	0		?	Site is within 500m of a listed building. Impact is uncertain without further assessment.	0		0	Site scores amber in the LAA owing to 'Riverside Meadow' landscape character area towards South of site.	0		+	Low to medium surface water risk at South of site adjacent to the river Doe Lea.	0		0		0		0	
145	Elm Street (Land at), Hollingwood~~, Brimington,~~	0.71	+		+	Site is within 800m of a recreational open space.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Within an urban area	0		--	Flood Zone 1. High-low areas of SWFR, particularly at western boundary of site. Opportunity for mitigation through SuDs.	0		0		0		0	
146	Sycamore Road (land at), Hollingwood, ~~Brimington~~	0.72	+		+	Site is within 800m of an open space. Only part lies within 800m of a GP.	0		?	Site is within 500m of a listed building and conservation area. Impact is uncertain without further assessment.	0		0	Site scored as amber within LAA.	0		+	Low to medium surface water risk on site's Western boundary. All site within FZ1.	0		0		0		0	

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150	Derwent House HOP Ulverston Road ~~Chesterfield S41 8EW~~Newbold	0.5~~87~~	+		++		0		?	Two Grade 2 Listed Buildings and one Grade 2* Listed Buildings nearby (within 500m). Site is also within 500m of the Newbold (Eyre Chapel) Conservation Area. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	
151	Red House HOP & Spire Lodge Sheffield Road Chesterfield ~~S41 7JH~~	0.92 ~~84~~	+		+	Site is within 800m of a recreational open space.	0		?	Site falls within 500m buffer zone of heritage assets (listed buildings and a historic park / garden). Heritage impact requires further assessment.	0		+	Within the urban area.	0		++	Flood Zone 1. Very low risk surface water flooding.	0		0		0		0	
154	Ash Glen Nursery (Former), Sheffield Road, Unstone	1.13 ~~2~~	+		--	Not within 800m of an open space or 2km of a GP surgery.	0		0	Site is not within 500m of any designated heritage asset.	0		0	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.	0		--	Areas of High to low SWFR on site. Mitigatable through SuDs. FRA may be required.	0		0		0		0	

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155	Listers Car Sales (Former) Sheffield Road Unstone	1.4	+		--	Partly within a 2km of a GP surgery which has no capacity.	0		0	Site is not within 500m of any designated heritage asset.	-	Part of site intersects Local Wildlife Site's 100m buffer.	0	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.	0		++	Small areas of low SWFR on site. Mitigation feasible through layout design and SuDs	0		0		0		0	
156	Boat Sales (Former), Sheffield Road, Unstone	1.29	+		--	Not within 800m of an open space or 2km of a GP surgery.	0		0	Site is not within 500m of any designated heritage asset.	-	Part of site intersects Local Wildlife Site's 100m buffer.	0	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.	0		--	Small part of Northern boundary of site is covered by FZ3a. FRA will be required. In addition Northern end of site has small area of high-medium SWFR.	0		0		0		0	
160	Garage Site Barker Lane	0.13	+		+	Site is within 800m of a recreational open space.	0		?	Site is adjacent to a conservation area and within 500m of a listed building. The whole of the site is within 500m of a conservation area. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++	Flood Zone 1. Very low risk surface water flooding.	0		0		0		0	

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192	Walton Hospital (land at), Whitecotes Lane ~~Chesterfield~~Walton	3.14 ~~2.28~~	+		++	Site is within 800m of a recreational open space and is within 800m of the Stubbing Road GP which has capacity.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Redevelopment of hospital site within the urban area - no significant impact on landscape character.	0		++	Areas of low SWFR within site will require a FRA. Adequate FRA undertaken for extant permission.	0		0		0		0	
193	Walton Hospital (land at), Harehill Road, Walton	1.50 ~~49~~	+		++		+		?	Parts of the site are within 500m of a listed building. Impact of development is uncertain without further information.	0		+	Redevelopment of hospital site within the urban area.	0		++	Some areas of low SWFR within site, mitigatable through site layout and SuDs. Adequate FRA undertaken for extant permission.	0		0		0		0	
197	ATS Euromaster Garage, Sheffield Road, Whittington Moor	0.22	+		++	Site is within 800m of a GP and recreational open space.	0		0	Site does not fall within 500m of any locally / nationally designated assets.	0		+	Within the urban area.	0		++	In FZ1 with very low SWFR.	0		0		0		0	
219	Hollythorpe Close, ~~(Land off~~)Hasland	0.55 ~~4~~	+		++	Site is within 800m of a GP and recreational open space.	0		0	Site does not fall within 500m of any locally / nationally designated assets.	0		+	Within the urban area.	0		++	In FZ1 with very low SWFR.	0		0		0		0	
225	Land off The Grove, Poolsbrook (Southern site)	0.9	+		+	Site is within 800m of an open space.	+		0	Site does not fall within 500m of any locally / nationally designated assets.	-	Site is within 100m of LWS (CH011). No intersections with priority habitat areas.	0	Site scores amber in LAA as it is currently an open space adjacent to a number of properties within the Estate Farmlands landscape character type.	0		--	Most of site is within FZ2. Areas of high SWFR within site.	0		0		0		0	

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236	White Bank Close (land at), Hasland	0.56	+		++		0		?	Site adjacent to Bank Close House a Grade 2* listed building and adjacent to the Town Centre's Historic Core. Heritage impact requires further assessment.	0		+	Site is part previously developed and forms part of a settlement.	0		++	FZ1	0		0		0		0	
258	Extension to Pondwell Drive, Brimington	1.53	+		++	Site is within 800m of the Brimington Surgery and Brimington Medical Centre. It is also within 800m of a recreational open space.	0		?	Site is within 500m of a number of heritage features (historic park / garden, listed buildings and the Brimington conservation area). Impact on heritage assets requires further assessment.	0		-	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape character type which is vulnerable to such a scale and location of development.	-	Site is within 500m of an AQMA	++	Site is entirely within FZ1. Very small area of low SWFR at Western boundary of site.	0		0		0		0	
259	Bevan Drive (Land off), Inkersall Green (Northedge)	4.18	++		++	Site is within 800m of a GP and recreational open space.	0		?	Part of site is within 500m of a listed building and conservation area. Impact is uncertain without further assessment.	-	Site is adjacent to a LWS (CH008) and part of site boundary intersects it.	0	Site scores amber within LAA as it is within the Estate Farmlands landscape character type.	0		--	Some areas of low - high SWFR at SW boundary of site.	0		0		0		0	

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266	East of Manor Avenue, Brimington	4.10	++		++	Site is within 800m of the Brimington Surgery and Brimington Medical Centre. It is also within 800m of a recreational open space.	0		?	Most of site is within 500m of a number of heritage features (historic park / garden, listed buildings and the Brimington conservation area). Impact on heritage assets requires further assessment.	0		-	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape character type which is vulnerable to such a scale and location of development. A landscape character and visual amenity impact assessment would be required.	-	Site is within 500m of an AQMA	++	FZ1. Thread of low SWFR runs through lower portion of site. Mitigatable through SuDs and design.	0		0		0		0	
271	~~Land adjacent~~ Rectory Road (Land adjacent), Duckmanton	2.0~~3~~2	+		+	Site is within 800m of a recreational open space	+		?	Grade 2 Listed Building to the North of the site. All of site is covered by the 500m buffer zone. Impact unknown at this stage.	0		0	Within Estate Farmlands landscape type. Adjacent to some residential properties but likely to have an adverse impact on landscape character to some degree.	0		++	Low SWFR at lower SE corner. Adequate FRA undertaken for extant permission.	0		0		0		0	
276	Hazelhurst Lane (Land at), Chesterfield	0.20	+		+	Site is within 800m of a recreational open space.	0		?	Site is within 500m of several heritage assets (historic park / garden, conservation area and listed building). Impact unknown at this stage.	0		+	Within an urban area	0		++	Flood Zone 1. Very low risk surface water flooding.	0		0		0		0	

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304	Land adj 222 High Street New Whittington Chesterfield	0.20	+		+	Site is within 800m of a recreational open space.	0		0	Site is not within 500m of any designated heritage asset.	0		0	Covered by Estate Farmlands LC Type. Small extension to urban area. No significant landscape character concerns.	0		++	Flood zone 1. Low SWFR covers most of site. Mitigatable through SuDs and effective design.	0		0		0		0	
313	Former Devonshire Cottages, Barrow Hill	5.81	+		+	Site is within 800m of an open space.	0		?	Site is within 500m of a listed building and conservation area. Part of the site falls within the conservation area itself. Impact is uncertain without further assessment.	0		-	Large site scoring amber in the LAA as the site is an open gap within the Estate Farmlands landscape character type.	0		++	Some small areas of low SWFR on site.	0		0		0		0	
315	~~Troughbrook Road (Land off),~~ ~~(~~Pondhouse Farm~~)~~ Troughbrook Road Hollingwood ~~Chesterfield S43 2JP~~	~~1.10~~ 1.06	+		+	Site is within 800m of a recreational open space.	0		?	Very small intersection with the 500m zone of a listed building. Development is unlikely to have an impact on the heritage asset and its setting.	-	Part of site intersects Local Wildlife Site's 100m buffer.	0	Landscape and visual impact assessment necessary.	0		-	FRA necessary as Troughbrook runs to east and there is an area of surface water flood risk immediately to east.	0		0		0		0	
316	Pump House Farm Woodthorpe	1.20	+		+	Site is within 800m of a recreational open space.	+		?	Site is within 500m of a listed building, impact of development is uncertain without further information.	0		0	Estate Farmlands character area. A relatively small site albeit isolated and within a relatively open and undulating landscape.	0		--	Flood zone 1. High to low SWFR at Northern end of site. Will require FRA.	0		0		0		0	
317	Edale Road (Garage Court), Mastin Moor	0.20	+		+	Site is within 800m of a recreational open space.	+		?	Site is within 500m of a listed building, the impact of development on the heritage asset and its setting would need to be established.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	

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326	Varley Park, Staveley Road, Poolsbrook	~~65~~.16	++		+	Site is within 800m of open space.	+		0	Site is not within 500m of any designated heritage asset.	0		-	Open space adjacent to a number of properties within the Estate Farmlands landscape character type. Likely to have some adverse impact on landscape character.	0		++	Areas of low SWFR cover site.	0		0		0		0	
328	Whitecotes Recreation Ground, off Hazel Drive	1.68	+		++	Site is within 800m of a recreational open space and is within 800m of the Stubbing Road GP which has capacity.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Within residential area - no significant impact on landscape character. Scores green in LAA.	0		--	The Western boundary of the site has areas of low- high SWFR. All of site is in FZ1.	0		0		0		0	
331	Registry Office, Beetwell Street	0.24	+		++		0		?	Site is within the town centre's historic core and within 500m of the town centre conservation area and several listed buildings. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++	In FZ1 and has very low risk of surface water flooding.	0		0		0		0	
333	The Laurels, Wensley Way	0.12	+		++	Site is within 800m of a GP and recreational open space.	0		0	Site does not fall within 500m of any locally / nationally designated assets.	0		+	Within the urban area.	0		++	Low SWFR adjacent to Eastern boundary of site.	0		0		0		0	

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338	Barker Lane (GK Group premises)	1.1	+		++		0		?	Site is adjacent to a conservation area and within 500m of a listed building. The whole of the site is within 500m of a conservation area. Impact of development is uncertain without further information.	0		+	Within the urban area. No significant impact on landscape character.	0		++	Small areas of low SWFR on site. Mitigation feasible through layout design and SuDs	0		0		0		0	
347	Foljambe Road, Brimington	0.05	+		++		0		?	Site adjoins Brimington Conservation Area and is within 500m of a number of listed buildings. Impact of development is uncertain without further information.	0		+	Within the urban area.	-	Site is within 500m of an AQMA	++	FZ1. No SWFR. Flood Risk Assessment not required.	0		0		0		0	
382	Basil Close, Chesterfield, S41 7SL	0.15	+		++		0		?	The permissioned scheme is at the upper limits of what is considered acceptable (given its prominent location within the conservation area and close by listed buildings). The site has reserved planning matters planning permission.	0		+	Within an urban area.	0		++	FZ1 and no SFW risk. No FRA required.	0		0		0		0	
383	Ryro Engineering, Shaw Street, Chesterfield, Derbyshire, S41 9AY	0.08	+		+	Site is within 800m of a GP surgery	0		0	Site is not within 500m of any designated heritage asset.	0		+	Redevelopment of former industrial site within an urban area.	0		++	FZ1. No SWFR on site. Some medium SWFR on adjacent road (Shaw Street).	0		0		0		0	

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385	Former Social Club, Saltergate, Chesterfield, Derbyshire, S40 1NH	0.086	+		++		0		?	Site is within 500m of a listed building, conservation area, historic park and garden and the Town Centre's Historic Core. Notably it is immediately adjacent to conservation area and the listed building at 123 Saltergate. The site has an extant FUL planning permission.	0		+	Within an urban area	0		++	In FZ1 and has very low risk of surface water flooding.	0		0		0		0	
386	Littlemoor Shopping Centre, Littlemoor Centre, S41 8QW	0.24	+		++		0		?	The site lies within 500m of the Newbold (Eyre Chapel) conservation area and within 500m of a listed building. The site has extant FUL planning permission.	0		+	Conversion of existing building.	0		++	FZ1. Part of site has low SFWR.	0		0		0		0	
388	Hady Miners Welfare Club, Houldsworth Drive, Hady, S41 0BS	0.12	+		--	Not within 2km of a GP surgery. Only part of site is within 800m of an open space.	0		?	The site falls within 500m of a listed building. The site has extant outline planning permission.	0		+	Within an urban area	0		++	In FZ1 and has very low risk of surface water flooding.	0		0		0		0	
389	Jacksons Bakery, New Hall Road, S40 1HE	0.08	+		++	Site is within 800m of a GP and recreational open space.	0		--	Site contains a listed building	0		+	Within the urban area.	0		++	In FZ1 with very low SWFR.	0		0		0		0	

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390	Jacksons Bakery, New Hall Road, S40 1HE	0.08	+		+	Site is within 800m of a recreational open space.	0		?	The site falls within 500m of a listed building, scheduled monument and conservation area. Whilst not listed, the existing building on site has been identified for inclusion on the councils emerging Local List. The site receives a '?' ranking as the local list is only at draft stage and carries little weight.	0		+	No significant impact on landscape character.	0		++	FZ1. No SWFR. Flood Risk Assessment not required.	0		0		0		0	
393	Fridays Chip Shop, 109 Highfield Road, Chesterfield, Derbyshire, S41 7HS	0.09	+		+	Site is within 800m of a recreational open space.	0		?	The site falls within 500m of a listed building and has an extant outline planning permission.	0		+	Redevelopment of existing building - no significant landscape character impact	0		++	FZ1. No SWFR. Flood Risk Assessment not required.	0		0		0		0	
407	Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, S41 7NA	0.72	+		+	Site is within 800m of an open space.	0		?	Part of site is within 500m of a listed building and conservation area. Impact is uncertain without further assessment.	0		+	Within the urban area.	0		++	In FZ1 with very low SWFR.	0		0		0		0	
408	Land to the West of Keswick Drive, Newbold	0.59	+		+	Site is within 800m of an open space.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Within the urban area.	0		+	NW tip of site has medium-low SWFR	0		0		0		0	
409	325 Ashgate Road, Ashgate, S40, 4DB	0.43	+		+	Site is within 800m of an open space.	0		?	Parts of the site are within 500m of a listed building. Impact of development is uncertain without further assessment.	0		+	Within the urban area.	0		++	In FZ1 with very low SWFR.	0		0		0		0	
411	Moorlea Ashgate Road, Chesterfield, Derbyshire, S42 7JE	0.41	+		+	Site is within 800m of an open space.	0		0	Site is not within 500m of any designated heritage asset.	0		0	Rated amber within the LAA - potential for landscape character impact	0		++	In FZ1 with very low SWFR.	0		0		0		0	

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30 & 401	Inkersall Road (Land at), Inkersall ~~(Land west of),~~ ~~Staveley (Site A)~~	22.78 ~~56~~	++		+	Site is within 800m of a recreational open space. Only small portion of site is within 800m of a GP surgery.	0		?	A Listed Building (Grade II) lies to the south east of the site (Inkersall Farmhouse) and approx. half of the site is within the 500m buffer zone. Impact of development is uncertain without further information.	0		-	Large urban extension into an area of undulating open farmland. The site is within the South Yorkshire, Notts & Derbyshire Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character and visual amenity is likely.	0		--	The site has areas of low- high SWFR. All of site is in FZ1.	0		0		0		0	

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Appendix D
Appraisal of Policies

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
1. To ensure that housing stock meets the needs of all communities in the Borough	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would all contribute towards ensuring the Borough has sufficient housing stock. Policy LP1 sets out the Council's intent to make provision for 4,374 dwellings over the period 2018 to 2033. This policy is also concerned with regenerating certain areas, potentially ensuring more people have access to a range of housing better suited to their needs. Policy LP2 ~~and LP3~~ would ~~both~~ ensure that new housing developments will contribute to the distinctiveness of the area and improve the local environment. Policy LP2 achieves this through requiring developments to be sited in sustainable locations, whilst policy ~~LP3 sets out presumption in favour of sustainable development in accordance with national policy.~~ It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	++	++	~~++~~	++
2. To improve health and reduce health inequalities	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would all contribute towards improving the health and reducing health inequalities of residents across the Borough. Policy LP1 seeks to regenerate certain areas within the Borough, which has the potential improve people's access to health facilities and healthy leisure activities. This policy also affords protection to important	++	++	~~++~~	++

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
	strategic gaps and green wedges/spaces, which residents of the Borough use for healthy leisure activities. Policy LP2 requires developments to be sited in sustainable locations, ensuring the surrounding area has enough facilities and services to accommodate new residents. This policy also requires new developments to maximise opportunities for walking, cycling and public transport and new residential developments are expected to be accessible to a range of key services. ~~to be within 800m of important services/a centre~~. ~~Policy LP3 creates a presumption in favour of sustainable development, seeking to secure development that realises economic, social and environmental benefits.~~ It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.				
3. To create sustainable communities	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would all contribute towards the creation and maintenance of sustainable communities. Policy LP1 would result in the regeneration of certain areas in need, potentially creating new sustainable communities alongside strengthening existing communities in those areas. This policy also protects strategic gaps and green wedges, which are important for ensuring residents of the borough can access the countryside.	++	++	~~++~~	++

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
	Policy LP2 requires developments to be carefully sited to ensure they are integrated and connected to their surroundings and that transport options are available. ~~Policy LP3 creates a presumption in favour of sustainable development, encouraging developments to improve the economic, social and environmental conditions of an area.~~ It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None identified **Assumptions** None identified. **Uncertainties** None identified.				
4. To enhance and conserve the cultural heritage of the borough	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. ~~Some of these~~ Both policies would contribute to the Borough's ability to enhance and conserve its cultural heritage. Policy LP1 achieves this through protecting the green belt, strategic gaps and green wedges which are often important to the character and setting of the Borough's existing cultural heritage. Policy LP2 goes further, requiring developments to be carefully sited and not negatively impact upon their surrounding area. ~~Policy LP3 provides a presumption in favour of sustainable development, affording some protection to the Boroughs cultural heritage.~~ It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required.	++	++	~~++~~	++

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
	Assumptions It has been assumed that the design requirements established in LP21 will be followed in the creation of new developments resulting from these policies to ensure they are in keeping with the surrounding area. **Uncertainties** None identified.				
5. To protect and enhance biodiversity	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would all have an impact on the Borough's ability to protect and enhance its biodiversity. These policies would encourage new development within the Borough which could result in a loss of biodiversity. However, policy LP1 affords protection to strategic gaps and green wedges which are often valuable sources of biodiversity. LP1 also protects Chesterfield's existing Green Belt. Policy LP2 requires developments to be carefully sited to ensure they do not impact upon biodiversity significantly. ~~Policy LP3 creates a presumption in favour of sustainable development and requires developments to improve the environmental conditions of an area.~~ It is therefore considered that ~~these~~ both policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	++	++	~~++~~	++

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
6. Protect and manage the landscape of North East Derbyshire	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would all have an impact on the Borough's ability to manage its landscapes. These policies would encourage new development within the Borough which could result in an impact on the Borough's landscapes. Policies LP1 and LP2 ~~to LP3~~ provide protection to the Borough's landscapes through requiring new developments to be carefully sited, in keeping with their surroundings and sustainable. It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** It has been assumed that the design requirements established in LP21 will be followed in the creation of new developments resulting from these policies to ensure they are in keeping with the surrounding area. **Uncertainties** None identified.	++	++	~~++~~	++
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would all have an impact on the Borough's ability to manage its resources. These policies would encourage new development within the Borough which could result in a loss of the Borough's resources. However, these policies all provide protection to the resources of the Borough through requiring new developments to be carefully sited in sustainable locations. These policies also protect	+	+	~~+~~	+

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
	important sources of the Borough resources such as strategic gaps, green wedges and Green Belt. It is therefore considered that these policies would all have a minor positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.				
8. Plan for the anticipated different levels of climate change	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. Green Wedges and Strategic Gaps could assist with cooling during warmer periods although the nature of the area means that the urban heat island effect may be less of an issue when compared to more urbanised areas. These polices are not directly concerned with dealing with the predicted levels of climate change. However, through requiring developments to be carefully sited and in sustainable locations, new developments are more likely to be able to withstand the effects climate change. These policies also afford protection to important sources of biodiversity present within the Borough. It is therefore considered that these policies would all have a minor positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified.	+	+	~~+~~	+

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
	Uncertainties				
9. Minimise the borough's contribution to climate change	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies will have an effect on the Borough's ability to minimise its contribution to climate change through creating new developments which will all have some form of carbon footprint. However, these policies seek to site new developments carefully, ensuring they are connected to their surroundings. This has the potential to encourage a modal shift away from car use and towards more sustainable forms of transport, such as walking, cycling and public transport. The policies are also likely to protect existing areas of trees and plant life that would aid in reducing the Borough's contributions to climate change to some degree. It is therefore considered that these policies would have a minor positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	+	+	~~+~~	+
10. Minimise the environmental impacts of waste and pollution	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies will result in the creation of new developments which will all generate some form of waste and pollution. The scale of the	?	?	~~?~~	?

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
	waste that will be generated from these developments is uncertain, especially considering the policies push for sustainable development. It is therefore considered that policies LP1 to 3 would have an uncertain impact on the council's ability to achieve this objective. **Mitigation** None identified. **Assumptions** None identified. **Uncertainties** None identified.				
11. Develop a strong culture of enterprise and innovation	**Likely Significant Effects** These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would all promote a need for new developments to be sited in sustainable locations and be as sustainable as possible. The policies would also encourage innervation in developers to ensure they meet the above. It is therefore considered that these policies would all have a major positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	++	++	~~++~~	++
12. Improve the accessibility to jobs and services	**Likely Significant Effects**	++	++	~~++~~	++

SA Objective	Commentary	LP1 Spatial Strategy	LP2 Principles for Location of Development	~~LP3 Presumption in Favour of Sustainable Development~~	Cumulative Effect of the Draft Policies
	These policies seek to encourage new development within the Borough, alongside ensuring developments are sustainable and sited in appropriate locations. These policies would require new developments to be sited carefully and in sustainable locations. Developments resulting from these policies will be better connected to their surrounding area, improving accessibility to jobs and services. These policies also have the potential to aid in the creation of a wide range of jobs and services. It is therefore considered that these policies would all have a major positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.				

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
1. To ensure that housing stock meets the needs of all communities in the Borough	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Policy LP7, alongside policy LP2, does provide stringent criteria which provides an allowance for business and industrial sites to be re-purposed to non-employment uses. However, LP7 states that re-use should not inhibit the use of adjacent sites and would not lead to a deficiency in supply of employment land. Uncertainty exists with regard to how likely that part of the policy is likely to be used. Policy LP7 does enable the provision of live/work units but the scale of provision is uncertain hence an uncertain minor positive effect is identified. There is no relationship between policies LP8, LP10 and LP11 and this objective. Policy LP9 could allow residential development where this accords with other criteria in the policy. ~~does make some provision for new housing to be permitted above ground floors or in locations that are not prime retail frontages and adequate access would be available for both uses~~. A minor positive effect is therefore anticipated. **Mitigation** None required. **Assumptions** **Uncertainties** None identified.	+/?	~	+	~	~	+/?
2. To improve health and reduce health inequalities	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure.	+	+	++	+	++	++

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	Policy LP7 supports existing jobs and business and employment growth. It will have an indirect minor positive effect in relation to health because of the health benefits associated with employment. Policy LP8 encourages tourist developments in locations that are accessible by walking and cycling and that that encourage physical activity and a minor positive effect is therefore identified. Policies LP9 and LP11 contribute in some way to ensuring the population of the Borough are healthier and aid in the reduction of health inequalities. Policy LP9 would ensure that the centres located across the Borough are inclusive, offering a wide range of health, leisure and entertainment services. Policy LP9 would therefore have a significant positive effect on this objective. Policy LP11 encourages new social infrastructure developments to be located in easily accessible locations and affords protection to existing social infrastructure. Social infrastructure development often contain services that are crucial to the health and wellbeing of a community, alongside providing potential healthy leisure activities e.g. sports centres etc. LP11 also allows for future expansion of facilities at Chesterfield Royal Hospital, Walton Hospital and Chesterfield College. Policy LP11 would therefore have a significant positive effect on this objective. Policy LP10 could help contribute to this objective by protecting existing centres and local shops and allowing new local shops. This could help ensure access to healthy and fresh food locally. Policy LP10 would therefore have a minor positive effect on this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.						

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
3. To create sustainable communities	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Jobs and local services are important to creating and maintaining sustainable communities. Policy LP7 supports this objective through supporting existing businesses/services, alongside supporting the creation of new businesses/services. This would lead to more local services and jobs available to the people of Chesterfield and reduce the need for people to work outside of the area. Policy LP8 contributes to this objective by helping to enhance the offer of existing centres in the area, helping to enhance their vitality and viability. The Borough's Centre's, retail and social infrastructure all play an important role in ensuring communities are sustainable. Policy LP9 achieves this through ensuring the Centre's located across the Borough provide a wide range of services to support the nearby local communities. Policy LP10 ensures that new retail developments are located in suitable areas where there is a need for it. Furthermore, it allows for the creation of individual small shops which can service the day to day needs of the Borough's communities. Finally, Policy LP11 allows for the creation or improving of new and existing social infrastructure. Local community or recreational facilities are fundamental to maintaining a strong and sustainable community. LP11 also affords protection to existing social infrastructure. It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None identified **Assumptions**	++	++	++	++	++	++

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	None identified. **Uncertainties** None identified.						
4. To enhance and conserve the cultural heritage of the borough	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Tourists and visitors play an important role in contributing to and maintain the heritage of the borough. Policy LP8 promotes new tourist attractions that are located close to other tourist destinations, such as important heritage locations. Through attracting more tourists to the area, there is potential for the Borough's cultural heritage spots to be enjoyed by more people. Policy LP8 is clear that tourism development will only be encouraged in areas that can accommodate further visitor numbers. This would reduce the likelihood of damage being caused to the Borough's existing heritage assets from over-visitation. It is therefore considered that policy LP8 would have a significant positive impact upon the council's ability to achieve this objective, whilst the remaining policies are considered to be unrelated. **Mitigation** The design of any developments must be in keeping with the surrounding area to ensure they do not negatively impact upon the cultural heritage of the area, as required by policy CS18. **Assumptions** None identified. **Uncertainties** None identified.	~	++	~	~	~	0
5. To protect and enhance biodiversity	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor	?	0	0	0	0	0

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Policy LP7 allows for the creation of new business and industrial developments which could have an impact upon the Borough's biodiversity. It is noted that the policy only supports rural developments where they are an appropriate size and scale. Policy LP8 only supports tourism developments where they are appropriate to the local environment and context. It is therefore considered that policy LP7 has an uncertain impact at this stage and other policies would have a neutral impact on the council's ability to achieve this objective. This is in contrast to Objective 6 below where the reference to landscape considerations in the policies is considered to be stronger. **Mitigation** None required. Any development would be considered against all policies in the Local Plan, including Policy LP17 which seeks to protect and enhance biodiversity. **Assumptions** None identified. **Uncertainties** None identified.						
6. Protect and manage the landscape of North East Derbyshire	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. All policies would allow for the creation of new developments which has the potential to impact upon the landscapes of the Borough. However, policies LP7 and LP8 have criteria to minimise said developments impact on their surrounding landscape by being suitable to the surrounding area. LP9 would direct development to existing built up areas, especially when combined with policy LP2.	+	+	+	+	+	+

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	It is therefore considered that these policies would all have a minor positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.						
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Both policies LP7 and LP8 could result in the loss of the Borough's soil resources as a result of development. However, policy LP2 seeks to direct development to previously developed land and avoid best and most versatile agricultural land. A minor negative to uncertain effect is therefore identified for policies LP7 and LP8. Policies LP9 to LP11 seek to direct development towards existing centres (potentially reducing impact on soils but could increase the use of other resources, though this should be mitigated by policies LP2 and LP21.A mixture of minor positive, minor negative and uncertain effects are therefore anticipated. **Mitigation** Policy LP2 creates a presumption in favour of developments located upon previously developed land. **Assumptions** It is assumed that policy LP2 will be able to ensure most new development is located outside of areas containing the best and most versatile agricultural land and other resources.	-/?	-/?	+/-/?	+/-/?	+/-/?	+/-/?

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	It is also assumed that policy LP3 will ensure new developments are sustainable and sustainably constructed. Policy LP21 would aid policy LP3 by requiring new developments to be well designed, potentially reducing the amount of materials new developments need, reduce land-take and the environmental impacts of development. **Uncertainties** None identified.						
8. Plan for the anticipated different levels of climate change	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Given the focus of these policies, it is considered that these policies are unrelated to this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties**	~	~	~	~	~	~
9. Minimise the borough's contribution to climate change	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. New employment and tourism related development will contribute to the borough's carbon footprint with increased emissions associated with the construction and operational phases, including transport related emissions. However, the new buildings resulting from these policies would be more energy efficient than older industrial and general	-	-/?	+/-/?	+/-/?	+/-/?	+/-/?

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	business buildings. Furthermore, the policies require new developments to be sited carefully to ensure that they provide transport choice and reduce the need to travel. It is therefore considered that policy LP7 would have a minor negative impact on the council's ability to achieve this objective, whilst policy LP8 would have a minor negative to uncertain impact because the scale and location of development is uncertain. Policies LP9 to LP11 will have an effect on the Borough's ability to minimise its contribution to climate change through creating new developments which will all have some form of carbon footprint. However, the policies also seek to site their respective developments carefully, ensuring they are in prime locations to meet the needs of the surrounding community. This would result in people having better access to services and needing to not travel as far. These policies could achieve this to such a degree as to cause a modal shift towards walking or public transport. It is therefore considered that policies LP9 to LP11 would have a mixture of minor positive and minor negative effects with some uncertainty on how likely these outcomes are. **Mitigation** Policy LP21 needs to be maintained to ensure that developments are well designed and are mindful of their CO2 production. Policy LP21 could be strengthened to require commercial buildings to achieve BREEAM standards. **Assumptions** None identified. **Uncertainties** None identified.						
10. Minimise the environmental impacts of waste and pollution	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure.	-	-	-	-	-	-

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	Employment related development is likely to result in more waste being produced in the area, as is tourism related development. Other policies in the plan seek to reduce waste and minimise pollution, therefore overall a minor negative effect is identified in relation to Policy LP7 and Policy LP8. Retail related development enabled by policy LP10 will generate waste but the scale of the amount of waste that would be produced is uncertain. It is therefore considered to have a minor negative effect on this objective. Policy LP9 would see the creation of waste and pollution during the construction and operation of new developments within Centres. Similarly; Policy LP11 would see the creation of waste during the construction and operation of social infrastructure developments. Minor negative effects are identified on this basis. **Mitigation** Policy LP21 requires developments to demonstrate that they minimise waste and Policy LP15 seeks to minimise pollution. **Assumptions** None identified. **Uncertainties** None identified.						
11. Develop a strong culture of enterprise and innovation	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Policy LP7 allows for a wide range of industrial and business developments. Policy LP8 permits the creation of tourist developments. Freedom to create new industrial, tourist and service developments is important for fostering a strong culture of enterprise and innovation. The retail sector and community, leisure, cultural, religious education and health facilities will provide opportunities for employment and Policy LP9 in particular provides the flexibility	++	++	+	+	+	++

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	for some innovation in centres, subject to the retail function of centres being maintained. These policies will help safeguard existing employment and create new employment opportunities associated with new development. It is therefore considered that policies LP7 and LP8 would have a significant positive impact on this objective. Policies LP9 to LP10 would all have a minor positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.						
12. Improve the accessibility to jobs and services	**Likely Significant Effects** These policies seek to create flexible and sustainable economic growth alongside supporting the Borough's tourism and visitor economy and maintain the vitality and viability of Chesterfield's Centres, retail and social infrastructure. Policies LP7 and LP8 allow for the development in sustainable locations. Policies LP9 to LP11 seek to create new developments ranging from small scale retail stores to potentially big social infrastructure developments. New developments resulting from these policies will be located in appropriate areas and Centre's, ensuring the public have increased access to jobs and services. It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required.	++	++	++	++	++	++

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SA Objective	Commentary	LP7 Economic Growth	LP8 Tourism and the Visitor Economy	LP9 Vitality and Viability of Centres	LP10 Retail	LP11 Social Infrastructure	Cumulative Effect of the Draft Policies
	Assumptions None identified. **Uncertainties** None identified.						

SA Objective	Commentary	LP15 A Healthy Environment	LP16 Green Infrastructure and Biodiversity	LP17 Biodiversity, Geodiversity and the Ecological Network	LP18 Open Space, Play Provision, Sports and Recreational Facilities and Allotments	LP19 Chesterfield Canal	LP20 River Corridors	Cumulative Effect of the Draft Policies
1. To ensure that housing stock meets the needs of all communities in the Borough	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policy LP15 requires new housing developments to consider the local environment and the amenity of those around them. Policy LP16 encourages developments to utilise green infrastructure to improve the connectivity of a development and requires a clear plan on how green infrastructure would be maintained. Policy LP17 ensures that new housing developments are permitted so long as they protect, enhance and mitigate their effects on local biodiversity/natural assets that are important for existing and future local residents. Policy LP18 makes a significant positive contribution to the achievement of this objective by ensuring that new housing includes access to public open space, sports and recreation facilities. Policy LP19 'Chesterfield Canal' includes provision for residential development at Staveley Basin and will make a minor positive contribution to this objective. No relationship identified between Policy LP20 'River Corridors' and this objective. These policies would help ensure that new homes are in a good environment and include green infrastructure which meet the needs of the Boroughs current and future residents.	++	++	++	++	+	~	++

		It is therefore considered that these policies would all have a significant positive effect on the council's ability to achieve this objective, besides policies LP19 and LP20 which would have a minor positive and no relation effect respectively. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							
2.	To improve health and reduce health inequalities	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policy LP15 seeks to protect the natural environment of the Borough, which is important for the day to day health of its residents. Furthermore, developments must not have an unacceptable impact upon the amenity on the existing built environment. Policy LP16 affords protection to the green spaces and infrastructure of the Borough, ensuring there is ample opportunity for residents to enjoy a healthy lifestyle. Policy LP17 affords protection to the important biodiversity and natural assets of the region which would contribute to achieving this objective by ensuring current open sites that are used by existing and future residents are not compromised. Natural places are important for the health of residents and make for better places to live. Policy LP18 will make a significant positive contribution to this objective by ensuring that development has access to open space, play provision, sports and recreational facilities and allotments, providing opportunities for exercise, walking and access to healthy food. Policy LP19 'Chesterfield Canal' encourages walking and cycling and use of the canal for recreation and leisure	++	++	++	++	++	++	++

	where this is consistent with public health considerations, making a significant positive contribution towards this objective. Policy LP20 'River Corridors' also encourages walking, cycling and access for recreation and has been appraised on the same basis as LP19. It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							
3. To create sustainable communities	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policy LP15 requires new developments to contribute to their local environment. This protect extends to ensuring the amenity of existing developments is not sacrificed by new developments, protecting existing and future residents from such issues as noise and air pollutions that can severely hamper the cohesiveness of a local community. Policy LP16 seeks to improve how connected developments are, allowing for communities to better mingle and integrate. The protection afforded to biodiversity and other natural assets in policy LP17 is important to this objective as it means new communities created by new developments do not compromise these natural assets. Natural places often form an important part of local communities and can	++	++	++	++	+	+	++

	act as melting pots where people from different communities interact. The open spaces and facilities required by policy LP18 can aid in the creation and strengthening of local communities. Both policies LP19 and LP20 seek to ensure that new development preserves and enhances access to and from the canal and rivers, which will contribute towards this objective. It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective, besides policies LP19 and LP20 which would have a minor positive effect. **Mitigation** None identified **Assumptions** None identified. **Uncertainties** None identified.							
4. To enhance and conserve the cultural heritage of the borough	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policy LP15 ensures that local heritage assets are not negatively affected by new developments located nearby through creating unreasonable amount of noise, pollution and other similar effects. Policy LP16 is not directly related to this objective, though well maintained green infrastructure can help to enhance local heritage assets. A minor positive effect is therefore anticipated. Policy LP17 directly protects existing ancient woodlands from development.	++	+	++	+	++	+	++

	Policy LP18 makes a minor positive contribution to the objective, as some open spaces can also contribute to cultural heritage. Policy LP19 'Chesterfield Canal' makes a significant positive contribution towards this objective as the Canal is a key heritage asset within the borough. Policy LP20 'River Corridors' seeks to protect the existing character of the environment of rivers and could therefore contribute to this objective, a minor positive effect is identified. It is therefore considered that policies LP15, LP17 and LP19 would have a significant positive impact on the council's ability to achieve this objective, whilst policy LP18could have an indirect positive impact on this objective, e.g. if open spaces contribute to the setting of heritage features but are not themselves designated as such. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							
5. To protect and enhance biodiversity	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. These policies are directly related to the protection and enhancement of biodiversity. The policies require new developments to consider and reduce their impact on the local environment and biodiversity of the area (especially policy LP17). Where necessary, policy LP18 can require the creation of new open spaces which could become important sources of biodiversity.	++	++	++	++	+	++	++

	Policy LP19 'Chesterfield Canal' makes a minor positive contribution towards this objective by requiring that proposals do not have an adverse impact on habitats. Policy LP20 'River Corridors' seeks to protect existing biodiversity and ecological value and habitat connectivity. It also requires new development proposals on or adjacent to the river corridor to investigate the creation and management, of ecological buffer strips and corridors to preserve and enhance the biodiversity of the area. The policy also seeks to remove or enhance weirs to improve fish passage which will make a minor contribution towards this objective. A significant positive effect is therefore identified. It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective, besides ~~policies LP19 and~~ Policy LP20 which would have a minor positive effect. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							
6. Protect and manage the landscape of North East Derbyshire	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. These policies would protect the landscapes of the Borough by requiring developments to consider and reduce their impact upon the local environment. Policy LP15 protects the air quality and water resources of the Borough, both of which are important to its landscape character. Policy LP16 specifically requires developments to protect or enhance the landscape character of the Borough and	++	++	++	++	++	+	++

		to increase the tree coverage of the region where possible to help protect and preserve local amenity and character. Policy LP17 protects important areas of biodiversity and natural assets. Such places often form an important part of local landscapes. Therefore, there protection helps to preserve the landscapes of the Borough. Policy LP18 allows for the creation of new open spaces and seeks to protect and enhance existing open spaces. Similar to policy LP17, such open spaces often more important aspects of the local landscape character and their protection, or the creation of new open spaces, would conserve and potentially enhance the Borough's landscapes. Policy LP19 'Chesterfield Canal' makes a significant positive contribution towards this objective by seeking to secure improvement and enhancement of the Canal. Policy LP20 'River Corridors' seeks to avoid development which would prejudice the existing character of and/or the future potential for the improvement and enhancement of the environment of rivers which will make a minor contribution towards this objective. Besides policy LP20, the other policies of this section of the Local Plan would have a significant positive effect on this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							
7.	To manage prudently the natural resources of the region including water, air quality, soil and minerals	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors.	++	++	++	++	++	++	++

	Policy LP15 will protect the Borough's resources through requiring developments to minimise their impact upon the Borough's air quality, water resources and unstable and contaminated land. New developments would also be advised to have regard for the measures set out in any Air Quality Action Plan. Policy LP16 provides protection to the Borough's important green infrastructure and seeks to create new green infrastructure which could expand the amount of natural resources being protected in the future. Policy LP17 affords protection to important areas of biodiversity and other natural assets which are often areas of important soil resources and/or water resources. Policy LP18 has the potential to create new open spaces free from development and thus act to safeguard the Borough's soil resources to some degree. Policy LP19 'Chesterfield Canal' makes a significant positive contribution towards this objective because it prevents development that would prejudice the environment (including the water environment). Policy LP20 'River Corridors' could contribute to this objective by helping to maintain/enhance water quality in rivers, although this is not an explicit objective of the policy. It is therefore considered that these policies would all have a significant positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							
8.	Plan for the anticipated different levels of	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green	++	++	++	+	+	+	++

	climate change	infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policies LP15 and LP17 would protect important sources of biodiversity and landscape character across the borough, through making new developments unlikely where they impact severely upon these assets. A significant positive effect is therefore identified. Policy LP16 could see the creation of new green infrastructure that increase its local areas resilience to the primary effect of climate change (flooding) and would ensure green infrastructures maintenance. A significant positive effect is therefore identified. Policy LP18 could contribute to climate change adaptation by helping to mitigate the urban heat island effect. Minor positive effects is therefore identified. The role of the Canal in helping to manage water is not acknowledged in Policy LP19 'Chesterfield Canal' but clearly the Canal could have a role in doing so. A minor positive contribution towards the achievement of this objective is therefore identified. Policy LP20 'River Corridors' is appraised on the same basis. **Mitigation** None required. **Assumptions** None identified. **Uncertainties**							
9.	Minimise the borough's contribution to climate change	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policy LP15 seeks to ensure that new developments do not contribute to reducing the air quality of an area, which could have a minor positive effect on this objective by reducing the amount of greenhouse gases and other pollutants produced. Policy LP16 seeks to increase tree coverage across the Borough and also seeks to provide new green	+	++	~	~	+	+	+

	infrastructure which could encourage more sustainable forms of transport. A significant positive effect is therefore identified. LP17 and LP18 are considered to be unrelated to this objective. Both policies LP19 and LP20 will encourage the use of walking and cycling, helping to reduce greenhouse gas emissions. Policy LP20 'River Corridors' also seeks to enable hydroelectric power schemes. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							
10. Minimise the environmental impacts of waste and pollution	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policy LP15 requires developments to mitigate any impact they could have upon the water resources of the Borough, including groundwater. The policy also seeks to protect air quality and ensure the appropriate remediation of contaminated and unstable land and therefore would have a significant positive effect on this objective. LP16 could have a minor positive effect through increase the tree coverage and green infrastructure found within the Borough. LP17 would have a significant positive effect on this objective by seeking to protect the important biodiversity and natural assets of the Borough through requiring developments to mitigate their potential effects on them. This could result in new developments producing less waste and pollutants.	++	+	++	+	+	+	++

	Policies LP18, LP19 and LP20 make a minor positive contribution towards this objective because it prevents development that would prejudice the environment. **Mitigation** None identified. **Assumptions** None identified. **Uncertainties** None identified.							
11. Develop a strong culture of enterprise and innovation	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green infrastructure and biodiversity of the Borough and protect important canal and river corridors. These policies would foster a culture of innovation and enterprise through encouraging developers to be creative in how they mitigate their impact on the local environment and biodiversity, whilst also continuing to grow the Boroughs economy and provide important outdoor facilities i.e. open spaces, sports facilities etc. It is therefore considered that these policies would all have a minor positive impact on the council's ability to achieve this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	+	+	+	+	+	+	+
12. Improve the accessibility to jobs and services	**Likely Significant Effects** These policies seek to ensure that development takes account of flood risk, improve the drainage network and maintain and enhance the environment, green	~	~	~	~	+	~	~

	infrastructure and biodiversity of the Borough and protect important canal and river corridors. Policy LP19 'Chesterfield Canal' makes a minor positive contribution towards this objective because it provides for employment related uses at Staveley Basin and also seeks to ensure that other developments are accessible from the Canal. Given the focus of the remaining policies, it is considered that these policies are unrelated to this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.							

SA Objective	Commentary	SS1 Chesterfield Town Centre	SS2 Chatsworth Road Corridor	SS3 Chesterfield Waterside and the Potteries	SS4 Markham Vale	SS5 Staveley and Rother Valley Corridor	SS6 Land at Dunston	SS7 Chesterfield Railway Station	SS8 Neighbourhood Plans	Cumulative effect of policies
1. To ensure that housing stock meets the needs of all communities in the Borough	**Likely Significant Effects** Policy SS1 Chesterfield town centre reflects proposals in the Town Centre Masterplan. The area is anticipated to include some housing development, e.g. in the Spire neighbourhood, contributing towards the achievement of this objective. Policy SS2 allows for development along the Chatsworth Road corridor. Policy SS3 – outline planning consent was granted in 2011 for the comprehensive redevelopment of the Chesterfield Waterside Area including provision of up to 1550 new dwellings. A significant positive contribution towards this objective is therefore anticipated. Policy SS4 – Markham Vale is an employment site and does not therefore impact on this objective. Policy SS5- the Staveley and Rother Valley Corridor includes provision for residential development (approximately 1500 new dwellings). A significant positive contribution towards this objective is therefore anticipated. Policy SS6 – The Land at Dunston site is expected to provide approximately ~~800~~ 500 new dwellings (in addition to 300 that are under construction) and has therefore been scored as having a significant positive effect on this objective for this reason. Policy SS7 – This policy allows for the creation of some mixed used development that could provide some amount of new dwellings, though the policy is primarily concerned with infrastructure improvements. A minor positive effect is therefore identified.	+	+	++	~	++	++	+	?	++

		SS8 – This policy relates to Neighbourhood Plans which could both aid or hinder the creation of new housing, though they do have to accord with the Local Plan. An uncertain effect is therefore identified. **Mitigation** It was previously suggested that Policies SS1 and SS2 could confirm the anticipated number of dwellings to be provided in the plan period and beyond – the revised Local Plan does that. **Assumptions** None identified. **Uncertainties** None identified.									
2.	To improve health and reduce health inequalities	**Likely Significant Effects** All of the policies are judged to make a significant contribution towards this objective. They will help address existing deprivation by providing homes, employment, community facilities, leisure facilities, improved connectivity and enhanced public transport, tackling flood risk and provision of open spaces. Policy SS8 could further contribute to the above by identifying local needs and working to meeting these needs through continuously updated Neighbourhood Plans. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	++	++	++	++	++	++	++	++	++
3.	To create sustainable communities	**Likely Significant Effects** All of the policies are judged to make a significant contribution towards this objective. They will help address existing deprivation by providing homes, employment, community	++	++	++	++	++	++	++	++	++

	facilities, leisure facilities, improved connectivity and enhanced public transport improved inclusive accessibility to Chesterfield Railway station and wider area, tackling flood risk and provision of open spaces. Policy SS8 could further contribute to the above by identifying local needs and working to meeting these needs through continuously updated Neighbourhood Plans. It could also help to create more sustainable communities. **Mitigation** None identified **Assumptions** None identified. **Uncertainties** None identified.									
4. To enhance and conserve the cultural heritage of the borough	**Likely Significant Effects** Policy SS1 in relation to Chesterfield Town Centre identifies the need to protect and enhance the historic character of the centre and the role of the Historic market and Market Hall, a significant positive effect. Policy SS2 Chatsworth Rd corridor includes proposals for the use of the Walton Works, which includes a Grade II Listed Building and Griffin Mill/Wheatbridge Mill, which includes the Grade II Listed Building, Cannon Mil, a significant positive effect. Policy SS3 Chesterfield Waterside and the Potteries has received outline planning consent, no significant effects are anticipated in relation to cultural heritage, Chesterfield Canal and its setting is an important non-designated asset. Policy SS4 in relation to development at Markham Vale identifies the need for development to have no unacceptable impacts upon heritage assets, their settings and key views outside of the Borough at Bolsover Castle and Sutton Scarsdale Hill, given the way the policy is couched a minor positive effect is	++	++	~	+	++	+	0	+	++

	identified. Significant elements of the original planning permission have already been implemented. Policy SS5 includes provision for development of a masterplan that will conserve and enhance the quality of the historic environment, taking account of designated and non-designated heritage assets within and closely related to the site. Relevant features include Barrow Hill Conservation Area, Staveley Conservation Area and its setting, Grade II listed Cavandish Place: 1, 2 and 3 Barrow Hall, these form the earliest surviving components of the industrial settlement of Barrow Hill, potential for non-designated archaeology, particularly from the former industrial use of the site. A significant positive effect is identified on this basis. Policy SS6 – the site includes several Grade II Listed buildings and a registered park and garden which forms part of Dunston Hall. Whilst not specifically mentioning the protection of heritage assets, there is already planning permission for a 300 dwelling scheme and the ~~800~~ 500 additional dwellings proposed over the lifetime of the plan should not have a negative effect on local heritage assets. ~~This is due to the requirement for a masterplan, which would consider the potential for any further impacts on the setting of the designated heritage features.~~ Policy SS6 requires development proposals to demonstrate , appropriate mitigation to minimise any adverse impacts on nearby heritage assets and their settings and the production of a masterplan which would consider the potential for any further impacts on the setting of the designated heritage features. A minor positive effect is identified on this basis, given that the emphasis is on mitigation rather than enhancement. Policy SS7 – Allows for the creation of a range of developments but predominantly focuses upon providing infrastructure improvements. Through the masterplan, local heritage assets should not be compromised, though it is harder to integrate infrastructure into the built environment than it is housing or employment developments. The policy also includes a requirement for appropriate assessment,									

	evaluation and, if necessary, recording of archaeological remains. A neutral effect is therefore identified. Policy SS8 – This policy relates to Neighbourhood Plans which could aid in the protection of heritage assets that are located in areas that have/will have a neighbourhood plan that seeks to preserve local heritage assets. A minor positive effect is therefore identified. **Mitigation** Amend Policy SS5 criterion l) to include reference to designated and non-designated heritage assets and their settings within and closely related to the site. The policy could reference the role of green infrastructure in preserving their setting. **Assumptions** Policy LP22 'Historic Environment' encourages the enhancement of heritage assets and their setting wherever possible. **Uncertainties** None identified.									
5. To protect and enhance biodiversity	**Likely Significant Effects** Policy SS1 – No significant effects are anticipated in relation to this objective. Policy SS2 – is adjacent to the River Hipper which could be important for bats and water voles. The policy is silent on the need to address ecological issues. It will also be important to provide stepping stone habitats on the site boundary using native species to enhance the biodiversity value of the river corridor. Policy SS3 – Chesterfield Waterside has outline planning permission and phased development has commenced. The policy is silent on the need to address ecological issues associated with the River Rother and Chesterfield canal. The potential for a minor negative effect has therefore been identified. The policy does highlight the need to provide a	~	-	-/++	~	-/++	-/+	-/?	+	-/+/?

	green corridor, which could have ecological benefits, a mixed score of minor negative / positive has therefore been identified. Policy SS4 – Markham Vale – The outline planning consent for Markham vale includes a condition relating to ecological surveys of phases, protected species translocation, methods for protecting existing features in-situ and principles of ongoing long-term management. The Local Plan is silent in respect of ecology but the existing consent provides protection, in terms of assessing the effects of the policy in the plan no significant effect is anticipated as the plan is not adding anything beyond the outline consent. The policy does mention that it is required to meet the requirements of other relevant planning policies which should ensure the Markham Vale is sustainable. Policy SS5 – Staveley and Rother Valley Corridor identifies the opportunity to enhance wetland habitats in appropriate areas, this could be a significant positive benefit, however there is also a potential for development to impact on existing sites of importance for biodiversity, these include Norbriggs Flash Local Nature Reserve and Pinnock North Flash Local Wildlife Site, Ashgate Plantation Local Wildlife Site and Bluebank Pools Local Nature Reserve. Chesterfield Canal is also designated as a Local Wildlife Site and could support water voles. The potential for a minor negative effect has also been identified, resulting in a mixed score. Policy SS6 – The Land at Dunston policy would see the creation of new developments that could have an effect on local biodiversity. However, developments are required to conform to a master plan that requires the implementation of green infrastructure, open spaces and landscape planting scheme, which could potentially reduce any of the developments potential negative effects on local biodiversity assets. A mixture of minor positive and minor negative effects are therefore identified.									

		Policy SS7 – This policy encourages considerable development in and around the Chesterfield Railway Station and does not consider biodiversity. New developments would naturally have an effect on the biodiversity of an area (minor negative) though uncertainty exists as it is unknown if the built up area of the site contains many/if any biodiversity assets. Policy SS8 – Up to date Neighbourhood Plans could provide protection to important biodiversity assets and even provide more detailed local information about the biodiversity of an area. A minor positive effect is therefore identified. **Mitigation** Policy SS2 should highlight the need to consider ecological issues associated with the River Hipper and provide new habitats to enhance the river corridor. It could also highlight the need for a mitigation strategy in relation to bats, e.g. associated with lighting. Policy SS3 could highlight the need to enhance biodiversity along the River Rother corridor and canal. Policy SS5 should highlight the need for development proposals to protect and enhance existing ecological designations and linkages between the corridor of designated sites that link the River Doe Lea to the River Rother. **Assumptions** None identified. **Uncertainties** None identified.									
6.	Protect and manage the landscape of North East Derbyshire	**Likely Significant Effects** All of the sites involve the use of previously developed land to some degree, which will help improve the wider landscape. Policy SS1 Identifies the need to enhance gateways into the town which is judged to	+	+	+	0	-/++	+	+/-	+	+

	make a minor positive contribution to this objective. Policy SS2 identifies the need to integrate the site into a network of green spaces, such as Walton Dam and the River Hipper corridor which is judged to make a minor positive contribution to this objective. Policy SS3 involves the redevelopment of a site on the edge of the built up area, redevelopment will benefit the wider landscape and a minor positive effect is identified. The Markham Vale site (Policy SS4) has an approved design framework associated with the outline planning consent and development is required to accord with this. No real significant effects arising from the Local Plan policy are therefore anticipated. The Staveley and Rother Valley Corridor (Policy SS5) is the largest regeneration opportunity in the borough, covering approximately 150ha. The site consists mostly of vacant former industrial land. The quality of the wider landscape is high as the sites within the valley of the River Rother, with open countryside close by. The Local Plan requires a comprehensive Master Plan approach to development of the area. Given that the Local Plan requires a Master Plan for the area as a whole there is uncertainty as to the impact of development on the wider landscape, so while benefits will arise from the redevelopment of previously developed land and buildings there is the potential for negative effects on the wider landscape. Policy SS6 – The Land at Dunston policy allows for the creation of new development in keeping with a masterplan and for the site to reduce its effects on the landscape though good design by requiring the implementation of a carefully designed landscape treatment. A minor positive effect is therefore identified. Policy SS7 – The policy allows for the creation of a wide range of developments but is primarily focused on providing new									

	infrastructure in line with a masterplan. A mixture of minor positive and minor negative effect is therefore identified as it can be harder to integrate infrastructure developments into a landscape and built environment. Policy SS8 – Neighbourhood Plans can aid in protecting local landscapes and identifying what makes landscapes special through local knowledge. A minor positive effect is therefore identified. **Mitigation** Policies SS5, SS6 and SS& should all include a criterion to ensure that the comprehensive Master Plan and development proposals demonstrate how development would sit within the wider landscape. **Assumptions** None identified. **Uncertainties** Given that some of the policies of the Local Plan requires a Master Plan for their respective areas area as a whole there is uncertainty as to the impact of development on the wider landscape.									
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	**Likely Significant Effects** All of the proposals involve the re-use of previously developed land and buildings, helping to reduce the need for greenfield development in the borough. The Markham Vale outline consent includes a condition requiring the use of soil management plans. Policy SS8 has no relationship to this objective. **Mitigation** None required. **Assumptions** None identified.	++	++	++	++	++	++	++	~	++

	Uncertainties None identified.									
8. Plan for the anticipated different levels of climate change	**Likely Significant Effects** Policy SS1 is assessed on the basis that the proposed area of residential development at St Mary's Gate and the A61 is not within an area of flood risk. Policy SS2 is assessed on the basis that the area south of Chatsworth Rd, which includes residential development is outside of a flood risk area. Policy SS3 is within a flood risk area but the policy identifies the need to manage flood risk, a minor positive effect is therefore anticipated. The principle of development at Markham Vale has been established through an outline consent and significant elements of the original permission have been implemented. No significant effects arising from the Local Plan Policy SS4 are anticipated. Policy SS5 identifies the need for development at the Staveley and Rother Valley Corridor to address issues associated with flood risk where they are relevant, e.g. the River Rother / Works Road Bridge area, a minor positive effect is identified. Policy SS6 – Any development that takes place within this site would need to accord with a masterplan and policy LP14 that would require development to be located outside of areas at risk of flood and/or is suitably resilient to flooding, resulting in a more resilient built environment. Policy SS7 – Any development that takes place within this site would need to accord with a masterplan and policy LP14 that would require development to be located outside of areas at risk of flood and/or is suitably resilient to flooding, resulting in a more resilient built environment.	~	~	+	~	+	+	+	~	+

	Policy SS8 – Is not considered to be related to this objective. **Mitigation** Policy LP14 relates to development in flood risk areas and also encourages the use of sustainable drainage systems. **Assumptions** None identified. **Uncertainties**									
9. Minimise the borough's contribution to climate change	**Likely Significant Effects** Policies SS1-SS3 contribute to this objective by seeking to secure development in a relatively sustainable location within the borough. Policy SS4 relates to Markham Vale where the principle for a large employment site has already been established and development is proceeding. The outline consent includes provision for improved public transport provision and a park and ride facility. The Local Plan policy does not have any additional effects over and above those associated with the outline consent. Policy SS5 relates to the Staveley and Rother Valley Corridor and promotes a range of facilities that will reduce the need to travel and associated Greenhouse Gas emissions. The policy also requires Travel Plans for specific areas within the corridor and a comprehensive approach to transport planning. Policy SS6 would encourage the use of more sustainable forms of transport, transport mitigation for all users and would provide a new local centre, potentially cutting down on the need for people to travel long distances for services and use a private car. A significant positive effect is therefore identified. Policy SS7 would provide new infrastructure improvements that would encourage the use of public transport and other more sustainable	++	++	++	~	++	++	++/-	+/?	++

	forms of transport (significant positive), alongside likely encouraging the use of private car (minor negative). Policy SS8 Neighbourhood Plans could try to encourage developments to adopt design practices or be in locations that would aid in achieving this objective, though the ability of Neighbourhood Plans to achieve this is uncertain. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.									
10. Minimise the environmental impacts of waste and pollution	**Likely Significant Effects** With the exception of Policies SS4 and SS8, all of the sites provide an opportunity to address land contamination and, in the case of the Staveley and Rother Valley corridor, land instability. **Mitigation** None identified. **Assumptions** None identified. **Uncertainties** None identified.	++	++	++	~	++	++	++	~	++
11. Develop a strong culture of enterprise and innovation	**Likely Significant Effects** All of the policies include an employment element that could contribute towards this objective. The policy in relation to Policy SS4 Markham Vale includes a commitment to supporting uses in the advanced manufacturing sector and therefore a major positive effect is	++	++	++	++	++	++	++	++	++

	identified in this instance as well. Policy SS7 would allow for increased economic activity in the area due to all of the infrastructure improvements it seeks to achieve. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.									
12. Improve the accessibility to jobs and services	**Likely Significant Effects** All of the policies include an employment element that could contribute towards this objective. **Mitigation** None required. **Assumptions** None identified. **Uncertainties** None identified.	++	++	++	++	++	++	++	++	++

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Appendix E
Appraisal of Housing Allocations

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
17	Catherine Street Garages Court Bank Street ~~and Catherine Street~~ Chesterfield	0.25~~7~~	+		++		0		?	Adjacent to conservation area - design must respect setting. The site is also within 500m of a number of listed buildings and conservation assets. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++		0		0		0		0	
18	~~Land at~~ Duewell Court (Land at), Station Road, Barrow Hill	1.43 ~~18~~	+		+	Site is within 800m of a recreational open space.	+		?	Site intersects the Barrow Hill conservation area, is within 500m of a listed building and sits adjacent to a site that appears on the draft Local List. Impact of development is uncertain without further information.	0		+	Within the 'Estate Farmlands' landscape character type albeit within a settlement and redevelopment of an existing residential area.	0		--	Surface water flooding risk but likely to be mitigable using SuDS.	0		0		0		0	
23	Heaton Court (Former), Meynell Close, ~~Chesterfield~~Brampton	0.34	+		+	Only part of site is within 800m of a GP. All of site is within 800m of a recreational open space.	0		?	Site is within 500m of a listed building, scheduled monument and conservation area. Impact of development is uncertain without further information.	0		+	Within an urban area	0		--	Risk from surface water flooding requires FRA and potentially mitigation.	0		0		0		0	
28	~~Land North of~~ Chesterfield Road (Land north of), Staveley	0.3~~0~~	+		+	Site is within 800m of a leisure centre.	0		0	Site is not within 500m of any designated heritage asset.	0		0	An assessment of impact on landscape character and visual amenity unlikely to be required given its small size and its location next to the urban area.	0		++	In FZ1 and has very low risk of surface water flooding.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
32	Miller Avenue Mastin Moor	0.41	+		+	Site is within 800m of a recreational open space.	+		0	Site is not within 500m of any designated heritage asset.	0		0	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.	0		++	In FZ1 and very low risk of surface water flooding.	0		0		0		0	
35	Staveley Canal Basin, Eckington Road, Staveley	~~2.99~~ 3.22	+		++	Site is within 800m of a GP and Sports Centre.	0		?	Potential impact on setting of canal and nearby grade II Listed Building and Staveley Conservation Area. Site is within 500m of a listed building and conservation area. Impact of development is uncertain without further information.	0		0	Part of the site is within an urban character type and the western part is within Riverside Meadows. The site has the potential in terms of location and scale to have an adverse effect, but mitigation is likely to be feasible.	0		-	Regeneration site where canal infrastructure should reduce risk to an appropriate level for vulnerable uses.	0		0		0		0	
~~47~~	~~Manor House Farm 118 The Green Hasland Chesterfield S41 0JU~~	~~0.40~~	~~+~~	-	~~++~~	-	~~0~~	-	~~?~~	~~Site is adjacent to the curtilage of a listed building. Development could affect setting especially if access taken from the green. Impact of development is uncertain without further information.~~	~~0~~	-	~~0~~	~~Encroaches onto currently open land~~	~~0~~	-	~~++~~	~~Flood zone 1. Low risk surface water flooding.~~	~~0~~	-	~~0~~	-	~~0~~	-	~~0~~	-

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
63	Walton Works (Former) Factory Street ~~Chesterfield~~ Brampton	3.60	++		++	Small part of site is not within 800m of a GP.	0		--	The site contains a listed building which is at risk. The site's development could protect the listed building and enhance its setting; however, a detailed proposal has yet to be accepted on the site. The site is also partly within a conservation area and wholly within its 500m boundary.	0		+	Within an urban area	0		-	Adequate FRA undertaken for CHE/15/00832/FUL to demonstrate policy compliance.	0		0		0		0	
91	Ashbrooke Centre (Former) Cuttholme Road ~~Chesterfield~~Loundsley Green	0.69~~8~~	+		+	Site is within 800m of a recreational open space.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Within residential area - no significant impact on landscape character.	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	
94	Allen & Orr Timber Yard, Saltergate, Chesterfield	0.86	+		++		0		?	Numerous Grade 2 Listed Buildings are near the site and the site itself is likely to contain undesignated heritage assets. The site lies within the 500m buffer zone of many listed buildings, the town centre conservation area buffer and the historic core buffer. Mitigation is likely to be feasible although the impact on heritage assets is unknown at this stage.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
102	Swaddale Avenue (Land to the west of) ~~Allotments (Former) Swaddale Avenue~~ Tapton	0.88	+		+	Site is within 800m of a recreational open space.	0		?	The site is within the 500m buffer zone of a scheduled monument, a historic park / garden and a listed building. The site has outline permission however the impact of the development on heritage assets and their settings would need to be established.	-	Part of site intersects Local Wildlife Site's 100m buffer.	0	Site is within Coalfield Village Farmlands character type. However as the site is within a residential area and adjacent to a rail line no significant impacts are likely although there may be a localised adverse effect.	0		--	Area of high SWFR runs through site (West to East), mitigatable through SuDs	0		0		0		0	
108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield	0.62 ~~54~~	+		++		0		?	No.6 Ashgate Road has potential to be an undesignated heritage asset. Whilst the site could be developed retaining the building and also without detriment to views into the Ashgate Road Conservation Area the precise impact of development on heritage assets is unknown at this stage. The site is scored '?' as it contains a building on the draft local list (which presently carries little weight). The site is also within the 500m buffer zones of the historic core and town centre conservation area.	0		+	Within an urban area	0		++	Small areas of low SWFR at Northern boundary of site.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
113	Bent Lane, Staveley	~~7.26~~ 6.29	++		+	Site is within 800m of a recreational open space.	0		?	Parts of the site are within 500m of the Staveley conservation area and several listed buildings. Impact of development is uncertain without further information.	-	Part of site intersects Local Wildlife Site's 100m buffer.	-	Site is covered by the Riverside Meadows Landscape Type and is bordered by residential properties on three sides and the green belt on one. Landscape character will be adversely affected to some extent. Likely to require a full landscape character assessment.	0		--	~~Flood zone 3. Risk of surface water flooding. Flood risk can be mitigated by site layout avoiding higher risk areas.~~ Development of the site could have a significant negative effect on climate change as there is an area of Flood zone 3 and risk of surface water flooding, following comments from the Environment Agency the developable area was amended to avoid areas at flood risk and provide the opportunity for mitigation measures to be put in place.	0		0		0		0	
125	Poultry Farm (Former) Manor Road Brimington	0.8~~87~~	+		--	Site is within 2KM of a GP with capacity but not within 800m of a GP or open space.	0		?	Most of the site is within 500m of a listed building. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
130	Linacre Road, Holme Hall	14.85	++		+	Site is within 800m of a recreational open space.	+		?	Parts of the site are within 500m of a listed building. Impact of development is uncertain without further information.	0		-	Urban landscape character type. However, the site is open fields and adjoins the wooded farmlands character type and will require careful layout and landscaping. However, mitigation is likely to be feasible to avoid a significant adverse effect.	0		--	Some areas of low-high flood risk run through centre of site. Mitigatable through effective site layout and SuDs.	0		0		0		0	
145	Elm Street, (Land at) Hollingwood, ~~Brimington,~~	0.71	+		+	Site is within 800m of a recreational open space.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Within an urban area	0		--	Flood Zone 1. High-low areas of SWFR, particularly at western boundary of site. Opportunity for mitigation through SuDs.	0		0		0		0	
146	Sycamore Road (land at), Hollingwood, ~~Brimington~~	0.72	+		+	Site is within 800m of an open space. Only part lies within 800m of a GP.	0		?	Site is within 500m of a listed building and conservation area. Impact is uncertain without further assessment.	0		0	Site scored as amber within LAA.	0		+	Low to medium surface water risk on site's Western boundary. All site within FZ1.	0		0		0		0	
150	Derwent House HOP Ulverston Road Newbold~~Chesterfield S41 8EW~~	0.58~~7~~	+		++		0		?	Two Grade 2 Listed Buildings and one Grade 2* Listed Buildings nearby (within 500m). Site is also within 500m of the Newbold (Eyre Chapel) Conservation Area. Impact of development is uncertain without further information.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
151	Red House HOP & Spire Lodge, Sheffield Road, Chesterfield ~~S41 7JH~~	0.92 ~~84~~	+		+	Site is within 800m of a recreational open space.	0		?	Site falls within 500m buffer zone of heritage assets (listed buildings and a historic park / garden). Heritage impact requires further assessment.	0		+	Within the urban area.	0		++	Flood Zone 1. Very low risk surface water flooding.	0		0		0		0	
154	Ash Glen Nursery (Former), Sheffield Road, Unstone	1.13 ~~2~~	+		--	Not within 800m of an open space or 2km of a GP surgery.	0		0	Site is not within 500m of any designated heritage asset.	0		0	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.	0		--	Areas of High to low SWFR on site. Mitigatable through SuDs. FRA may be required.	0		0		0		0	
~~155~~	~~Listers Car Sales (Former) Sheffield Road Unstone~~	~~1.4~~	~~+~~	-	~~--~~	~~Partly within a 2km of a GP surgery which has no capacity.~~	~~0~~	-	~~0~~	~~Site is not within 500m of any designated heritage asset.~~	~~-~~	~~Part of site intersects Local Wildlife Site's 100m buffer.~~	~~0~~	~~Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.~~	~~0~~	-	~~++~~	~~Small areas of low SWFR on site. Mitigation feasible through layout design and SuDs~~	~~0~~	-	~~0~~	-	~~0~~	-	~~0~~	-

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
156	Boat Sales (Former), Sheffield Road, Unstone	1.29	+		--	Not within 800m of an open space or 2km of a GP surgery.	0		0	Site is not within 500m of any designated heritage asset.	-	Part of site intersects Local Wildlife Site's 100m buffer.	0	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.	0		--	Small part of Northern boundary of site is covered by FZ3a. FRA will be required. In addition Northern end of site has small area of high-medium SWFR.	0		0		0		0	
192	Walton Hospital (land at, Whitecotes Lane, ~~Chesterfield~~Walton	~~2.28~~ 3.14	+		++	Site is within 800m of a recreational open space and is within 800m of the Stubbing Road GP which has capacity.	0		0	Site is not within 500m of any designated heritage asset.	0		+	Redevelopment of hospital site within the urban area - no significant impact on landscape character.	0		++	Areas of low SWFR within site will require a FRA. Adequate FRA undertaken for extant permission.	0		0		0		0	
193	Walton Hospital (land at), Harehill Road, Walton	1.504 ~~9~~	+		++		+		?	Parts of the site are within 500m of a listed building. Impact of development is uncertain without further information.	0		+	Redevelopment of hospital site within the urban area.	0		++	Some areas of low SWFR within site, mitigatable through site layout and SuDs. Adequate FRA undertaken for extant permission.	0		0		0		0	
219	Hollythorpe Close ~~(Land off)~~ Hasland	0.554	+		++	Site is within 800m of a GP and recreational open space.	0		0	Site does not fall within 500m of any locally / nationally designated assets.	0		+	Within the urban area.	0		++	In FZ1 with very low SWFR.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
236	~~Former White Bank Sports Centre~~ White Bank Close (land at), Hasland	0.56	+		++		0		?	Site adjacent to Bank Close House a Grade 2* listed building and adjacent to the Town Centre's Historic Core. Heritage impact requires further assessment.	0		+	Site is part previously developed and forms part of a settlement.	0		++	FZ1	0		0		0		0	
271	~~Land adjacent~~ Rectory Road (Land adjacent), Duckmanton	2.03~~2~~	+		+	Site is within 800m of a recreational open space	+		?	Grade 2 Listed Building to the North of the site. All of site is covered by the 500m buffer zone. Impact unknown at this stage.	0		0	Within Estate Farmlands landscape type. Adjacent to some residential properties but likely to have an adverse impact on landscape character to some degree.	0		++	Low SWFR at lower SE corner. Adequate FRA undertaken for extant permission.	0		0		0		0	
315	Pondhouse Farm Troughbrook Road Hollingwood	1.06 ~~10~~	+		+	Site is within 800m of a recreational open space.	0		?	Very small intersection with the 500m zone of a listed building. Development is unlikely to have an impact on the heritage asset and its setting.	-	Part of site intersects Local Wildlife Site's 100m buffer.	0	Landscape and visual impact assessment necessary.	0		-	FRA necessary as Troughbrook runs to east and there is an area of surface water flood risk immediately to east.	0		0		0		0	
317	Edale Road Garage Court, Mastin Moor	0.20	+		+	Site is within 800m of a recreational open space.	+		?	Site is within 500m of a listed building, the impact of development on the heritage asset and its setting would need to be established.	0		+	Within an urban area	0		++	In FZ1 and majority of site has a low risk of surface water flooding.	0		0		0		0	

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
326	Varley Park, Staveley Road, Poolsbrook	~~65~~.16	++		+	Site is within 800m of open space.	+		0	Site is not within 500m of any designated heritage asset.	0		-	Open space adjacent to a number of properties within the Estate Farmlands landscape character type. Likely to have some adverse impact on landscape character.	0		++	Areas of low SWFR cover site.	0		0		0		0	
~~338~~	~~Barker Lane (GK Group premises)~~	~~1.1~~	~~+~~	-	~~++~~	-	~~0~~	-	~~?~~	~~Site is adjacent to a conservation area and within 500m of a listed building. The whole of the site is within 500m of a conservation area. Impact of development is uncertain without further information.~~	~~0~~	-	~~+~~	~~Within the urban area. No significant impact on landscape character.~~	~~0~~	-	~~++~~	~~Small areas of low SWFR on site. Mitigation feasible through layout design and SuDs~~	~~0~~	-	~~0~~	-	~~0~~	-	~~0~~	-
~~407~~	~~Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, S41 7NA~~	~~0.72~~	~~+~~	-	~~+~~	~~Site is within 800m of an open space.~~	~~0~~	-	~~?~~	~~Part of site is within 500m of a listed building and conservation area. Impact is uncertain without further assessment.~~	~~0~~	-	~~+~~	~~Within the urban area.~~	~~0~~	-	~~++~~	~~In FZ1 with very low SWFR.~~	~~0~~	-	~~0~~	-	~~0~~	-	~~0~~	-

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Site ref	Site name	Site Area	1 score	1 comment	2 score	2 comment	3 score	3 comment	4 score	4 comment	5 score	5 comment	6 score	6 comment	7 score	7 comment	8 score	8 comment	9 score	9 comment	10 score	10 comment	11 score	11 comment	12 score	12 comment
30 & 401	Inkersall Road (Land west of), Staveley (Site A)	22.56	++		+	Site is within 800m of a recreational open space. Only small portion of site is within 800m of a GP surgery.	0		?	A Listed Building (Grade II) lies to the south east of the site (Inkersall Farmhouse) and approx. half of the site is within the 500m buffer zone. Impact of development is uncertain without further information.	0		-	Large urban extension into an area of undulating open farmland. The site is within the South Yorkshire, Notts & Derbyshire Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character and visual amenity is likely.	0		--	The site has areas of low- high SWFR. All of site is in FZ1.	0		0		0		0	

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Site Name	Duckmanton		
Site Reference	247~~/248~~		
Site Area (ha)	23.39 ~~57.2~~ha		
Sustainability Objective	**Basis for Appraising Sites**	**Score**	**Commentary**
1.To ensure that housing stock meets the needs of all communities in the Borough	++ Site provides a net gain of 100+ dwellings	++	Site could provide up to ~~500~~ 275 homes subject to future development applications. ~~Furthermore a~~ A planning application for 400 homes on this site has been submitted.
	+ Site provides a net gain of 99 or fewer dwellings		
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
2. To improve health and reduce health inequalities	++ Site is within 800m of a GP surgery and leisure centre / recreational open space.		Sports pitches / playing fields adjacent to Duckmanton school located within 800m to the north of the site. Furthermore, the regeneration priority areas policy sets out that for Duckmanton regeneration is expected to provide safe and convenient walking and cycling access to job opportunities at Markham Vale and connections to Poolsbrook and Poolsbrook country park. This would help to increase opportunities for walking and cycling with associated health benefits.
	+ Site is within 800m of a GP surgery or leisure centre / recreational open space.	+	
	0 Nature of proposal not anticipated to give rise to effects.		
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
3. To create sustainable communities	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		Site identified within Policy LP1 as regeneration priority area and will provide housing
	+ site is within a regeneration area and provides housing or employment opportunities	+	
	0 Site is outside of a regeneration area		
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		
	++ Potential for a Listed Building to be brought back into beneficial use		

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Site Name	Duckmanton		
Site Reference	**247~~/248~~**		
Site Area (ha)	**23.39 ~~57.2~~ha**		
Sustainability Objective	**Basis for Appraising Sites**	**Score**	**Commentary**
4. To enhance and conserve the cultural heritage of the borough	+ Potential for locally Listed Building to be brought back into beneficial use		There is one Grade II listed building adjoining the eastern boundary and three Listed Buildings to the south of the site. However, a well-designed site is unlikely to adversely affect these listed buildings or their settings
	0 Site is unlikely to affect heritage assets or their settings.		
	? Site is within 500m of a heritage asset and effects on the setting of heritage asset are uncertain.	?	
	- Site includes or is within a heritage asset of local / regional importance (Conservation areas, Locally Listed buildings and undesignated assets)		
	-- site includes a heritage asset of national importance(Grade I, II* and II listed buildings, grade I, II* and II registered parks and gardens, scheduled monuments and World Heritage Sites)		
5. To protect and enhance biodiversity	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		Local wildlife site (Ireland Wildlife Area) adjoins north western boundary of the site. There are no nationally / internationally designated sites within 500m of the site.
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)	-	
	0 if criteria identified for other scores do not apply.		
	- Site is within 100m of a locally designated site.		
	-- Site is within 500m of a nationally/internationally designated site.		
6. Protect and manage the landscape of North East Derbyshire	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have negative landscape impacts. It is however recognised that there are policies in the plan which require good design which would help to mitigate adverse impacts. Furthermore, the regeneration priority areas policy sets out in relation to Duckmanton that development is expected to promote building designs that positively contribute to the surrounding area which would also help to mitigate adverse impacts.
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character		
	0 site is less than 5 hectares and scores amber in the LAA against landscape and local character.		
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character or - Site of more than 5ha scoring amber in the LAA against landscape and local character	--	

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Site Name	Duckmanton		
Site Reference	247~~/248~~		
Site Area (ha)	23.39 ~~57.2~~ha		
Sustainability Objective	**Basis for Appraising Sites**	**Score**	**Commentary**
	-- Site of 5ha or more scoring negative in the LAA against landscape and local character.		
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		No effect – site not within or close to Chesterfields one Air Quality Management Area
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	0 no effect	0	
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
8. Plan for the anticipated different levels of climate change	++ Site is wholly within flood zone 1 and at low risk of surface water flooding		Western boundary of the site in flood zone 3, (although in reality only a small slither of the site).
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 and majority of site at low risk of surface water flooding		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 and/or - Site is at medium risk of surface water flooding		
	-- Site is partially or wholly within flood zone 3a or 3b and/or -- Site is at high risk of surface water flooding	--	
9. Minimise the borough's contribution to climate change	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		Effects considered to be neutral as all development could contribute to this to a greater or lesser extent.
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	

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Site Name	Duckmanton		
Site Reference	247~~/248~~		
Site Area (ha)	23.39 ~~57.2~~ha		
Sustainability Objective	**Basis for Appraising Sites**	**Score**	**Commentary**
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
10. Minimise the environmental impacts of waste and pollution	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		Effects considered to be neutral as all development could contribute to this to a greater or lesser extent.
	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
11. Develop a strong culture of enterprise and innovation	++ site provides 5ha or more of employment land		Site does not provide any employment land.
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land	0	
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
12. Improve the accessibility to jobs and services	++ Employment site within walking distance of a centre (LAA criterion 800 metres)		Site does not include any employment uses. However, Duckmanton centre is within walking / cycling distance of the site. The Markham Vale industrial park lies to the east of the site approximately 1.5 km (0.9 miles)
	+ Employment site within 15 minutes bus or bicycle ride of a centre (LAA criterion) Policy improves access to employment at the local level		

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Site Name	Duckmanton		
Site Reference	247~~/248~~		
Site Area (ha)	23.39 ~~57.2~~ha		
Sustainability Objective	**Basis for Appraising Sites**	**Score**	**Commentary**
	0 site does not include an employment use	0	
	- Employment site over 30 minute bus ride of a ~~town~~ centre as defined in the LAA		
	-- Employment site over 45 minute bus ride of a ~~town~~ centre as defined in the LAA		

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Appendix F
Monitoring Framework

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Monitoring and Review Framework and relationship to the SA Objectives

LP1 Spatial Strategy & LP2	**Strategic Objectives**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Action and Contingencies**	**SA Objective(s) that each indicator is considered to relates to**
LP1 Housing Growth	S2 S3	~~4374~~ **4080** dwellings up to ~~2033~~ **2035**	Net new dwellings built each year as monitored in the AMR. HDT	Annual	1. **Persistent under delivery** as set out in the HDT **2. Unmet need identified in HMA**	1. **Apply 20% buffer to five year supply** as set out in the NPPF. 2. Take into account as part of five year plan review	1. 'Housing' 2. 'Health' 3. 'Sustainable communities'
LP1 Economic Growth	S3 S6	~~44~~ **50** hectares up to ~~2033~~ **2035**	Net new employment land developed each year as monitored in the AMR	Annual	Percentage of delivery across five year period	Take into account as part of five year plan review	3. 'Sustainable communities' 11. 'Enterprise' 12. 'Accessibility'
LP1 Green Belt	S11	No net loss of, or inappropriate development on green belt	Loss of, or inappropriate development on green belt	As required	More than one appeal allowed for development on Green Belt on basis of land supply issues	Review reasons for decision Take into account as part of five year plan review Possible Green Belt Review as part of Local Plan Review	2. 'Health' 4. 'Cultural heritage' 5. 'Biodiversity' 6. 'Landscape'

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LP1 Strategic Gaps / Green Wedges & LP16	S7	No net loss of, or inappropriate development	Loss of, or inappropriate development within Strategic Gaps / Green Wedges	As required	More than one appeal allowed for development within Strategic Gaps / Green Wedges	Review reasons for decision Take into account as part of five year plan review	2. 'Health' 4. 'Cultural heritage' 5. 'Biodiversity' 6. 'Landscape'
LP2 Principles for Location of Development	**S1** **S9** **S10** **S13**	**The location of new residential development to maximise opportunities for walking access to a range of key services.** **The location of new residential development to maximise opportunities for cycling and the use of public transport to**	**The travel times from from major residential development to a range of key services by non-car based modes of transport.**	**As required and through the monitoring of planning permissions.**	**Majority of new homes within major developments not being** **within a walkable distance to a range of key services and not being within the lower accessibility threshold times to a range of key services.**	**Take into account as part of five year plan review**	2. 'Health' 3. 'Sustainable communities' 7. 'Natural resources' 8. 'Climate change adaptation' 9. 'Climate change mitigation' 12. 'Accessibility'

		access a range of key services.					
~~**Policy LP3**~~	~~**Strategic Objective**~~	~~**Target**~~	~~**Indicator**~~	~~**Frequency**~~	~~**Trigger**~~	~~**Contingencies**~~	
~~LP3 Presumption in favour of Sustainable Development~~	~~All~~	~~Delivery of sustainable development in accordance with the spatial strategy~~	~~Application of the Local Plan~~		~~See triggers for LP1 and LP2~~	~~See contingencies for LP1 and LP2~~	
Policy LP4	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP4 Flexibility in the delivery of Housing	S2	Maintain five year housing supply of deliverable sites	Five Year Housing Land Supply **Performance against trajectory (see table xxxx)**	Annual	Inability to demonstrate five year housing supply	Application of presumption in favour of sustainable development as required by NPPF when determining Planning Applications Take into account as part of five year plan review	1. 'Housing' 2. 'Health'

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Policy LP5	Strategic Objective	Target	Indicator	Frequency	Trigger	Contingencies	SA Objectives
LP5 Range of Housing	S5	~~20% affordable homes (90% social rented and 10% intermediate) on sites of 10 dwellings or more.~~ **<u>High – 20%.</u>** **<u>Medium 10%.</u>** **<u>Low 5%</u>** 25% of adaptable and accessible housing ~~10% of affordable should be built as wheelchair user homes~~	Number of affordable housing completions (net) Social rented and Intermediate No. of adaptable and accessible housing completions	Annual	Shortfall of 25% of cumulative 3 year target	Discuss with Housing Team the reasons for performance to and review the affordable housing pipeline, Take into account as part of five year plan review	1 'Housing' 3. 'Sustainable communities'

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Policy LP6	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP6 Sites for Travellers		Strategic Target met up to 2019	Net additional pitches granted planning permission Frequency and size of unauthorised pitches	Annual	Submission of a planning application for a travellers site or an unauthorised site within the borough. **Receipt of the GTAA review**	Review and update evidence in light of need with neighbouring authorities. Take into account as part of five year plan review	1 'Housing' 2. 'Health' 3. 'Sustainable communities' 12. 'Accessibility'
Policy LP7	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP7 Employment land	S6	~~44~~ **50** ha of additional employment land (B1, B2 and B8) between ~~2011~~ **2018** and ~~2033~~ **2035**	Net new employment land developed each year as monitored in the AMR **Performance against trajectory (see table xxxx)**	Annual	Percentage of delivery across five year period	Take into account as part of five year plan review	3. 'Sustainable communities' 11. 'Enterprise' 12. 'Accessibility'

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Policy LP8	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP8 Tourism and Visitor Economy	S3 S12	Increase in D2 floorspace	Total amount of new D2 floorspace		No new D2 floorspace	Discussions with tourism teams to identify reasons for fall in visitor numbers to the town. Take into account as part of five year plan review	11. 'Enterprise' 12. 'Accessibility'
Policy LP9	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP9 Viability and Vitality of Centres	S3	Vacancy rate below national and regional average for Town and District Centres	Total amount of new floor space for town centre uses Total amount of new floor space for town centre use completed outside of centres or allocated sites Town and District Centre Health Checks	Annual	Persistent increase in vacancy rates	Consider revision of centre boundaries and/or hierarchy Review reasons for decision and revaluate evidence and allocations if necessary. Examine reasons for decline in performance of town and district centre. Long-term, potential to review policies and allocations Take into account as part of five year plan review	3. 'Sustainable communities' 11. 'Enterprise' 12. 'Accessibility'

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Policy LP10	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP10 Retail	S3	No new retail floorspace (except Small Shops under threshold) outside of existing defined centres or allocated site	Total amount of new floor space for town centre use completed outside of centres or allocated sites	Annual	Approval of large format retail outside of town centre boundary not allocated in Local Plan.	Review reasons for decision and revaluate evidence Take into account as part of five year plan review	3. 'Sustainable communities' 11. 'Enterprise' 12. 'Accessibility'
Policy LP11	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP11 Social Infrastructure	**S3 & S13**	**Maintain appropriate provision of Community Facilities**	**Monitor changes of use and Assets of Community Value**	**Annual**	**Loss of asset of community value**	**Take into account as part of five year plan review**	2. 'Health' 3. 'Sustainable communities' 12. 'Accessibility'
Policy LP12	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP12 Infrastructure Delivery	S10	Delivery of Strategic Infrastructure highlighted in Infrastructure Delivery Plan	Delivery in accordance with CIL Expenditure Strategy	Annual **review of S106 and CIL**	Non delivery of infrastructure in expenditure strategy	Review funding allocations Take into account as part of five year plan review	1 'Housing' 2. 'Health' 3. 'Sustainable communities' 12. 'Accessibility'

						Review effectiveness of CIL	
Policy LP13	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP13 Renewable ~~heat~~ **Energy**	S1	No target	Monitor applications for renewable energy	Five years		Take into account as part of five year plan review	7. 'Natural resources 9. 'Climate change mitigation'
Policy LP14	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP14 Managing the Water Cycle	S4	All development in line with Environment Agency Advice **All development according with the advice of the Lead Local Flood Authority**	Development approved contrary to Environment Agency advice **Development approved contrary to Lead Local Flood Authority advice**	Annual	More than five applications approved contrary to advice over a rolling five year period.	Identify reasons for decision, and if necessary take into account as part of five year plan review	7. 'Natural resources' 8. 'Climate change adaptation' 10. 'Waste and pollution'

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Policy LP15	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP15 A Healthy Environment	S9	No new AQMA, Removal of existing AQMA	Air Quality Monitoring Report **Progress against Air Quality Action Plan Objectives**	Annual	The designation of an Air Quality Management Area	Consultation with Environmental Health and DCC to identify mitigation measures to address impacts of air quality. Take into account as part of five year plan review	2. 'Health' 7. 'Natural resources'
Policy LP16	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
~~LP16 Green Infrastructure~~							
LP16 Green Infrastructure	S7 & S11	No net loss of, or inappropriate development in Green Belt, Green Wedges or Strategic Gaps	Loss of, or inappropriate development within Strategic Gaps / Green Wedges/Green Bely	As required	More than one appeal allowed for development within Strategic Gaps / Green Wedges	Review reasons for decision Take into account as part of five year plan review	2. 'Health' 3. 'Sustainable communities' 5. 'Biodiversity' 6. 'Landscape' 12. 'Accessibility'
Policy LP17	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP17 Biodiversity, Geodiversity &	S7	Net gain in biodiversity	Monitoring of conditions in Planning approvals	Annual	Proposed losses **and gains** of **identified** habitat	Investigate reasons for loss of habitat Take into account as part of five year plan review	5. 'Biodiversity' 7. 'Natural resources' 8. 'Climate change adaptation'

the Ecological Network		**Increase in tree cover within the Borough**	**Monitoring of gains and losses in identified habitat through planning approvals for the development housing and employment allocations including strategic sites and other major developments** **Monitoring of the area of land covered by woodland identified as priority habitat**				

Sites of International & National Importance		**Develop a suitable monitoring programme in liason with neighbouring authorities including the PDNP and Natural England in relation to the SAC's and SPA's identified in the SA to help ensure that a likely significant effect on these European sites does not arise unexpectedly.**	**• Post plan adoption Changes in the AADT on roads within 200m of the European Sites** **• Post plan changes in rates of atmospheric nitrogen deposition at the European sites** **• Ecological condition of qualifying features of each European site; and** **• Cooperation with**	**As per the programme to be agreed between authorities and Natural England**	Increases in traffic and consequential effects on air quality	Take into account as part of five year plan review	5. 'Biodiversity' 7. 'Natural resources'

			neighbouring authorities, including the PDNPA,				
Policy LP18	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP18 Open Space, Play provision, Sports facilities & Allotments	S10 S13	No net loss of open space, play provision and sports facilities **unless identified as surplus to need.**	Loss of open space, play provision and sports facilities **where this is not identified as surplus to need.**	As required	Net loss of open space, play provision and sports facilities over a three year period **where this is not identified as surplus to need.**	Review reasons for decision to release of open space etc. Take into account as part of five year plan review	2. 'Health' 3 'Sustainable communities' 12. 'Accessibility'
Policy LP19	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP19 Chesterfield Canal	S12	Restoration of the Chesterfield Canal within the borough to a navigable state by 2027	Remaining length of un-navigable stretch of Chesterfield Canal in Chesterfield	Annual via CCT annual report	No additional restoration of canal in rolling three year period	Discussion with Chesterfield Canal Trust and Derbyshire County Council to facilitate further restoration work. Review use of CIL funding	2. 'Health' 3 'Sustainable communities' 4. 'Cultural heritage' 5. 'Biodiversity' 6. 'Landscape' 11 'Enterprise' 12. Accessibility

			Borough (Chesterfield Canal Trust)			Take into account as part of five year plan review	
Policy LP20	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP20 River Corridors	S7	None	Number of applications that fall within River Corridors	Annual	None	Take into account as part of five year plan review	5. 'Biodiversity' 6. 'Landscape'
Policy LP21	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP21 Design	S8	75% of major new residential development to achieve a score of 12 on Building for Life	Number of major residential developments achieving a score of 12 on Building for Life	Annual	Less than 75% of schemes over a two year period achieving a score of 12 on Building for Life	Discussion with applicants and agents to understand why higher levels of design are not being achieved. Potential to review and update supplementary planning guidance.	1 'Housing' 2. 'Health' 3 'Sustainable communities' 4. 'Cultural heritage' 5. 'Biodiversity' 6. 'Landscape' 7. 'Natural resources' 8. 'Climate change adaptation' 9. 'Climate change mitigation' 10. 'Waste and pollution'

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Policy LP22	Strategic Objective	Target	Indicator	Frequency	Trigger	Contingencies	SA Objectives
LP22 Historic Environment	S8	Zero heritage assets on the 'at-risk' register Zero Listed Buildings demolished **100% coverage of up to date conservation area appraisals**.	Number of heritage assets on the 'at-risk' register Number of Listed Buildings demolished **% Percentage of conservation areas with up-to-date character appraisals**	Annual Annual **Annual**	If heritage asset stays on the 'at-risk' register for longer than 12 months Listed building demolished **If below 100%** .	The Council will seek advice of ~~English Heritage~~ Historic England in ensuring that there is no negative impact on heritage assets and the wider historic environment. Review reasons for demolition **The Council will review its priorities in respect of resourcing work to bring coverage up to the required level.**	4. 'Cultural heritage'

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Policy LP23	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP23 Influencing the Demand for Travel	S1 S9	Delivery of the Chesterfield Strategic Cycle Network	Delivery of new cycle network.	Five years from adoption	No new stretches delivered over a two year period	Discussion with Derbyshire County Council to ensure and aid delivery of strategic network. Potential source of funding from CIL.	2. 'Health' 3. 'Sustainable communities' 7. 'Natural resources 9. 'Climate change mitigation' 12. 'Accessibility'
Policy LP24	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
LP24 Major Transport Infrastructure	S9	Safeguard land for Major Transport Infrastructure including the scheme for the Chesterfield-Staveley Regeneration Route	Planning permissions granted in areas safeguarded for major transport infrastructure	Annual	If planning permission is granted for development in safeguarded area.	Review reasons and impact for granting of planning permission in safeguarded areas.	11. 'Enterprise' 12. 'Accessibility'

Policy RP1	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
RP1 Regeneration Priority Areas	S2 S3	Improvement on IMD ranking	IMD ranking	Five years from adoption	A Decline in IMD Ranking	Work with local community and external agencies to support regeneration projects Take into account as part of five year plan review	2. 'Health' 3. 'Sustainable communities' 11. 'Enterprise'
Policy SS1	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
SS1 Chesterfield Town Centre	S2 S3 S6 S8 S9	Vacancy Rate above national average Improvement in Retails Ranking	Vacancy Rate Retail ranking	Annual As published		Discussion with land owners and developers to bring to site(s) forward. Take into account as part of five year plan review	2. 'Health' 3. 'Sustainable communities' 11. 'Enterprise' 12. 'Accessibility'
Policy SS2	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
SS2 Chatsworth Road Corridor	S2 S3 S4	Regeneration in the area 'Land South of Chatsworth Road' in line	Dwellings and Floorspace within the Land South of Chatsworth Road		Buildings remain on 'at risk' register post ~~2016~~ 2025	Discussion with land owners and developers to bring to site forward.	1. 'Housing' 2. 'Health' 3. 'Sustainable communities' 4. 'Cultural heritage' 11. 'Enterprise' 12. 'Accessibility'

	S6 S9	with adopted Masterplan.	Masterplan area. Area of vacant land.		Reduction in vacant land less than 50%.	Consideration to review of masterplan and policy.	
Policy SS3	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
SS3 Chesterfield Waterside and Potteries	S2 S3 S4 S6	Comprehensive redevelopment of area in line with approved masterplan by ~~2031~~. 2035	Dwelling and floorspace completions	Annual	Delivery below trajectory set out in five year housing supply	Discussion with land owners and developers to bring to site forward. Provide support when bidding for available funding. Consideration to review of masterplan and policy.	1. 'Housing' 2. 'Health' 3. 'Sustainable communities' 11. 'Enterprise' 12. 'Accessibility'
Policy SS4	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
SS4 Markham Vale	S6	Development of Markham Vale in accordance with permission	Completed floorspace	Annual as part of employment land monitoring	No additional floorspace within a 3 year period	Discussion with landowners to discuss barriers to development. Consideration to review of planning permission and policy in Local plan five year review	11. 'Enterprise' 12. 'Accessibility'

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Policy SS5	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
SS5 Staveley and Rother Valley Corridor	S2 S4 S6 S7 S8 S9 S10 S12	Comprehensive redevelopment of area in line with approved masterplan	Progress with Planning applications	Quarterly through delivery board	Lack of progress identified by delivery board	Discussion with land owners and developers to bring site forward. Provide support when bidding for available funding. Consideration to review of masterplan and policy as part of local plan five year review	1. 'Housing' 2. 'Health' 3 'Sustainable communities' 4. 'Cultural heritage' 5. 'Biodiversity' 6. 'Landscape' 7. 'Natural resources' 9. 'Climate change mitigation' 11. 'Enterprise' 12. 'Accessibility'
Policy SS6	**Strategic Objective**	**Target**	**Indicator**	**Frequency**	**Trigger**	**Contingencies**	SA Objectives
SS6 Land at Dunston	S2 S4 S5 S8 S10	Comprehensive redevelopment of area in line with approved masterplan	Trajectory set out in SoCG	Annual through housing supply monitoring	Delivery falls behind trajectory for three years	Discussion with land owners and developers to bring site forward. Consideration to review of masterplan and policy as part of local plan five year review	1. 'Housing' 2. 'Health' 3 'Sustainable communities' 4. 'Cultural heritage' 5. 'Biodiversity' 6. 'Landscape' 9. 'Climate change mitigation' 12. 'Accessibility'.

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Policy SS7	**Strategic Objective**	**Target**	**Indicator**		**Trigger**	**Contingencies**	SA Objectives
SS7 Chesterfield Railway Station	S2 S4 S5 S6 S8 S9 S10	Comprehensive redevelopment of area in line with approved masterplan	Masterplan in place by end of 2019	Annual	Non-commencement of reserved matters planning permissions by end of	Discussion with land owners and developers to bring site forward. Consideration to review of masterplan and policy	1. 'Housing' 2. 'Health' 3 'Sustainable communities' 4. 'Cultural heritage' 6. 'Landscape' 9. 'Climate change mitigation' 11. 'Enterprise' 12. 'Accessibility'
Policy SS8	**Strategic Objective**	**Target**	**Indicator**		**Trigger**	**Contingencies**	SA Objectives
SS8 Neighbourhood Plans	All	Timetable and programme of support agreed in response to any formal requests for neighbourhood plans.	Number of Neighbourhood Plans commenced Number of Neighbourhood Plans approved	As required, annual after adoption	A Neighbourhood Plan being approved.	~~Review Local Plan and~~ <u>In Local Plan Review</u> incorporate neighbourhood plan proposals if necessary	3. 'Sustainable communities'