CHESTERFIELD BOROUGH COUNCIL

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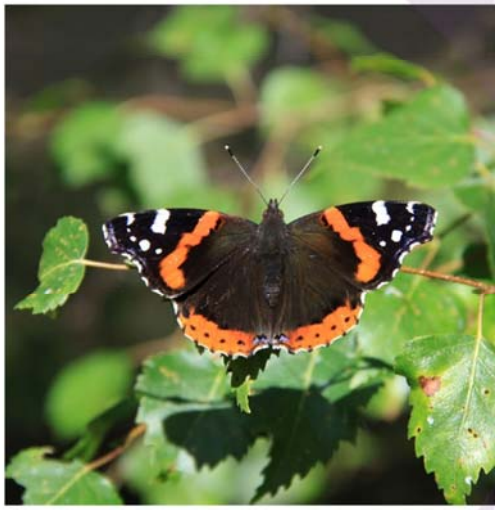
Chesterfield Borough Council

Chesterfield Borough Local Plan
Sustainability Appraisal – Main Report

Sustainability Appraisal of Pre-Submission Local Plan



Wood Environment & Infrastructure Solutions UK Limited – January 2019

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Document revisions

No.	Details	Date
1	Draft Report	04/12/18
2	Final Report	09/01/19

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Non-Technical Summary

Purpose of this report

This document is the Non-Technical Summary (NTS) of the Sustainability Appraisal (SA) of the Pre-Submission draft Local Plan for Chesterfield Borough (hereafter referred to as the draft Local Plan). It provides an overview of the SA process and describes the key sustainability effects anticipated as a result of the implementation of the development options and policies contained in the draft Local Plan.

What is the Local Plan?

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 2033.

Specifically, it will set out:

The review of the Core Strategy will be brought together with site allocations to form a new single Local Plan for the Borough covering the period 2016 – 2033. More specifically, the Local Plan will:

- Provide a blueprint to guide development in the Borough to 2033;
- 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.

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.

The vision has been 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.

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.

Further information in respect of the preparation of the Local Plan is set out in Section 1.3 of the SA Report and is available via the Council's website.

1. What is Sustainability Appraisal?

The National Planning Policy Framework (NPPF)[1] states that local must be prepared with the objective of contributing to the achievement of sustainable development. Sustainable development is that which seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs without compromising the ability of future generations to meet their own needs.

It is very important that the draft Local Plan contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (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 a process set out under a European Directive[3] and related UK regulations[4] called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA will therefore be an integral part of the preparation of the Local Plan.

There are five key stages in the SA process which are shown in **Figure NTS.1**. The first stage (**Stage A**) led to the production of this Scoping Report.[5] The scoping stage itself comprised five tasks:

1. Review of other relevant policies, plans, programmes and strategies (hereafter referred to as 'plans and programmes').

[1] See Sections 2 and 3 of the National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2018).

[2] The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

[3] Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

[4] Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

[5] Local Plan for Chesterfield Borough, Sustainability Appraisal, Scoping Report – Draft for Consultation Amec Foster Wheeler, October 2016

2. Collation and analysis of baseline information.
3. Identification of key sustainability issues.
4. Development of the SA Framework.
5. Consultation on the scope of the appraisal.

The Scoping Report was subject to consultation between 19th October and 23rd November 2016. A total of 7 responses were received[6] to the consultation from the statutory SEA consultation bodies as well as a range of other stakeholders. Responses related to proposals for additional information to the plans and programmes as well as minor amendments to the SA framework.

Stage B is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports. The SA of the Regulation 18 draft Local Plan was subject to consultation between January and February 2017. **Appendix A** of the draft SA Report contains a schedule of the consultation responses[7] received to the Scoping Report and SA of the regulation 18 draft Local Plan, the Council's response and the subsequent action taken and reflected in this SA Report.

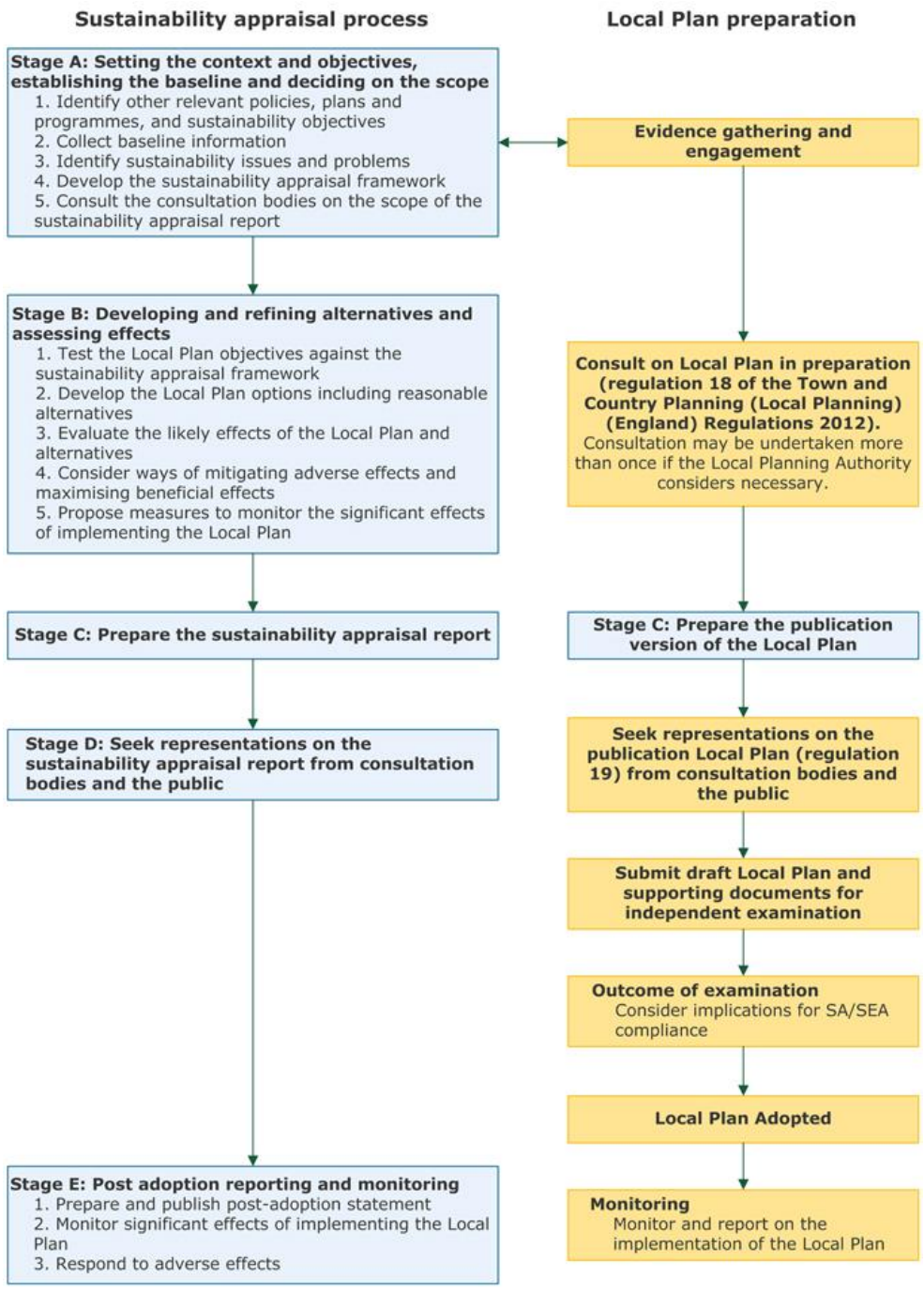
This report and the appraisal contained therein form part of **Stage C** of the SA process and through the appraisal of the draft Local Plan, land allocations (including reasonable alternatives) and policies is intended to help further refine the emerging Local Plan. This report has been prepared to meet the reporting requirements of the SEA Directive and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. 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. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

[6] 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

[7] Responses were received from the Environment Agency, Natural England, Historic England, Rhodia Ltd, Derbyshire Wildlife Trust, East Midlands Butterfly Conservation and Derbyshire County Council.

Figure NTS.1 The Sustainability Appraisal Process and Linkages with Local Plan Preparation



Source: Department for Communities and Local Government (DCLG) (2014) *Planning Practice Guidance*.

How has the Draft Local Plan Been Appraised?

To support the appraisal of the draft Local Plan a set of 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 have been used to assess options, policies and strategic sites. The SA objectives are shown in **Table NTS 1**.

Table NTS1 SA Objectives and Guide Question

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?

The vision and objectives of the draft Local Plan have been compared against the SA Objectives to see if they are compatible and if any changes to the vision and objectives in the draft Local Plan might be required.

Policies, options and sites in the draft Local Plan have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been 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

Score	Description	Symbol
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.	+/?

Key Findings and Recommendations from the Sustainability Appraisal

Vision and Strategic Objectives

The SA concludes that the vision is comprehensive but leaves room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors. The effects are highly dependent on how economic, social and environmental sustainability are balanced and in this regard, it is recommended that the vision places more explicit emphasis on the promotion of sustainable development as an underpinning theme, or a strategic objective is added to this end.

The draft Local Plan strategic objectives are broad ranging spanning socio-economic and environmental themes. As a result, none of the Local Plan strategic objectives have been assessed as being incompatible with all of the SA objectives whilst compatibilities have been identified against each SA objective. Collectively, the Local Plan objectives are considered to be broadly supportive of the SA objectives. Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Local Plan objectives. As such, an incompatibility does not necessarily mean an insurmountable issue but one that may need to be considered in the development of Local Plan policies.

Housing Target Options

The Council identified three options relating to the quantum of new housing to be delivered in the Borough over the plan period when it consulted on options, section 1.4 of this report provides additional background. 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 equates to a total requirement of 270 homes per annum;
- Option 2 - LEP aspirational growth 345 homes per annum;
- 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.

The Council has subsequently updated its SHMAA in November 2017 and this identified an OAN of 265 dwellings per annum. The Council has subsequently updated its SHMAA in November 2017 and this identified an OAN of 265 dwellings per annum. The Government also published the new LHN methodology in July 2018, which identified an OAN of 248 dwellings per annum (followed by a consultation on changes to the methodology, beginning in November 2018)

The updated SHMA produces an overall requirement broadly in accordance with option 3 (an OAN of 4374 compared to 4392, and total target of 5450 compared to 5652), although further evidence of delivery has highlighted that the proposed reserve sites would need to be incorporated into the mainstream allocations and additional sites identified. The LHN figure would be similar to Option 1 (OAN of 3,720, plus 20% for historic under delivery, giving 4464 dwellings.

Each option has been appraised against the SA objectives. The findings of the appraisal are summarised in **Table NTS.3** and discussed below. An appraisal matrix for the three options is presented in **Appendix F** of the main SA report.

Table NTS.3 Housing Growth Options Appraisal (Homes per Year, 2015-2033)

Option	1Housing	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
Option 1: SHMA OAN 244 (270 allowing for under delivery)	++	++	++	?	?	?	-/?	0	-/?	-/?	0	+/?
Option 2: LEP aspirational growth 345 homes per annum	++	++	++	?	-/?	-/?	--/?	0	--/?	--/?	0	++/?
Option 3: Option 1 plus Reserve Sites (up to c1,260 dwellings)	++	++	++	?	?	?	-/?	0	-/?	-/?	0	+/?

All of the options would make a significant positive contribution towards SA objectives 1 'Housing' and 2 'Health' as there are benefits associated with good quality affordable housing. All of the options would also make a significant positive contribution to SA objective 3 'Sustainable Communities' by helping to support new facilities and services and help deliver them. There are uncertain effects associated with SA objectives for natural resources (7), climate change mitigation (9) and waste and pollution (10). Option 2 provides for the most development and is therefore most likely to have the greatest impact on these objectives. The potential for a significant negative effect is therefore identified in relation to Option 2 and these objectives. It is assumed that Option 2 would be linked to the LEPs aspiration for a growth in job numbers and so a significant positive impact in relation to SA Objective 12 'Access to jobs and services' is envisaged, however if housing provision took place without the associated growth in jobs for any reason this could lead to more out-commuting from the Borough, working against this objective.

The Preferred Option

The Council's preferred option is Option 3 because there is sufficient supply of housing sites to meet OAN within the plan period and the objective is to make preferential use of previously developed land and

buildings, such as within the Staveley and Rother Valley Corridor, before making significant releases of greenfield land. Option 3 provides greater flexibility and is therefore preferred over Option 1. Option 2 was rejected because it would require additional greenfield releases and is not considered by the Council to be realistic or deliverable, it has however been assessed on a precautionary basis to ensure compliance with the SEA Directive.

Employment Growth Options

Each option has been appraised against the SA objectives. The findings of the appraisal are presented in **Table NTS.4** and summarised below. A matrix for the three options is presented in **Appendix G** of the main SA report.

All of the options were judged to make a significant positive contribution towards SA objective 2 'Health' because there are recognised health benefits associated with employment given the health and well-being in the borough indicated by the 2015 Index of Multiple Deprivation.

In relation to SA objectives 3 'Sustainable Communities' and 12 'Access to jobs and services' a significant positive contribution is anticipated across objectives however some uncertainty is identified for Options 2 and 3 because they could lead to in-commuting unless housing numbers increased accordingly. The difference between options 1 and 2 amounts to 6ha but the difference between options 1 and 3 amounts to 13ha.

Options 2 and 3 could lead to greater impacts on objectives relating to biodiversity and landscape, when compared to Option 1 but this is uncertain and would depend on the location and nature of the sites.

All of the options are judged to perform positively against SA objective 11 'Enterprise and Innovation' as the provision of land for employment provides one of the building blocks for the achievement of this objective. It will be important that a range of sites and premises are provided, including starter and incubator units whichever option is pursued.

Table NTS.4: Employment Growth Options Appraisal (Employment Land provision 2015-2033)

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
Option 1: 77 ha	0	++	++	?	?	?	-/?	0	-/?	-/?	++	++
Option 2: 83 ha	0	++	++/?	?	-/?	-/?	-/?	0	-/?	-/?	++	++/?
Option 3: 90 ha	-/?	++	++/?	?	-/?	-/?	-/?	0	-/?	-/?	++	++/?

The Preferred Option

Option 2 is the Council's preferred because it provides 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 has 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.

Spatial Options

The Council has identified four strategic options for the distribution of growth across the Borough:

- Option 1: Concentrate development in existing centres of Chesterfield, Staveley and Brimington;
- Option 2: Expansion at key locations (Dunston, Staveley Works, Brimington North and South, Duckmanton, Mastin Moor);
- Option 3: Disperse development throughout the Borough; and
- Option 4: Concentration and regeneration (a combination of Options 1 and 2).

The options are outlined in **Section 5.5** of this report. Each option has been appraised against the SA objectives and in accordance with the approach detailed in **Section 4.3**. The findings of the appraisal are presented in **Table NTS.5** and summarised below. Detailed appraisal matrices are contained in **Appendix H** of the main SA report.

Table NTS.5: Spatial Options (2015-2033)

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
1: Concentrate development in existing centres	++/?	++	++	+/?	0/?	+/-	0/-	+/?	0/-	0/-	++	++/?
2: Expansion at key locations	++/?	++	++	+/?	?	+/-	0/-	+/?	0/-	0/-	++	+/?
3: Disperse development	+/?	?	+/?	+/?	?	?/-	-	?	0/--	-	++/?	+/-
4: Concentration and regeneration	++/?	++	++	+/?	0/?	+/-	0/-	+/?	0/-	0/-	++	++/?

Options 1, 2 and 4 were assessed as making a potentially significant positive contribution to SA Objective 1 'Housing' although there is some uncertainty about the quantum and location of development that might be provided. There are significant positive benefits for these options associated with SA Objective 2 'Health,' 3 'Sustainable Communities and 11 'Enterprise and Innovation.' Impacts on cultural heritage, biodiversity and landscape are uncertain for all options as this would partly depend on the sites chosen for development under each option. The results for Option 3 'Dispersal' are more uncertain as there would be greater scope for impacts on landscape (SA Objective 6) and other objectives. In particular the dispersal option could result in a higher dependence on the car to access services and employment, with a potential significant negative effect against SA Objective 9 on climate change.

The Preferred Option

The Council's preferred option is Option 4 'Concentration and regeneration.' This option seeks to focus development in existing centres and expansion at the key locations of Dunston, Staveley Works, Duckmanton and Mastin Moor.

The option has been selected by the Council as it could:

- Help to reduce the need to travel by private car by encouraging easy access to everyday services and jobs;
- Enable lower densities;
- Support existing town and district centres by concentrating development within easy reach of them;
- Regenerate contaminated land in the whole of the Staveley Works corridor;
- Support and expand existing facilities in Duckmanton and Mastin Moor, helping to address existing deprivation.

2. Strategic Site Options

Consideration has been given to seven strategic site options:

- Brimington North;
- Brimington South;
- Dunstan Grange;
- Mastin Moor;
- West Duckmanton; and
- Inkersall.

Table NTS.6 below presents the summary results for the appraisal of these sites and matrices for each strategic site are presented at **Appendix I** of the main SA Report. The location of the sites and the land parcels that make them up are shown on **Figure 5.1** in the main SA Report.

Table NTS.6 Strategic Sites

Strategic Site	1. Housing	2. Health	3. Sustainable Communities	4. Cultural Heritage	5. Biodiversity	6. Landscape	7. Natural Resources	8. Climate Change	9. Climate Change	10. Waste and Pollution	11. Enterprise and Innovation	12. Access to Jobs and
1: Brimington North	++	+	0	0	-	--	-	+	0	0	+	++
2: Brimington South	++	++	0	--	-	--	-	++	0	0	+	++
3: Dunston Grange	++	++	0	-	-	--	0	+	0	0	+	++
4: Mastin Moor	++	++	++	?	0	--	0	+	0	0	+	++
5: West Duckmanton	++	+	+	?	-	--	0	--	0	0	0	0
6. Inkersall	++	+	0	0	--	--	0	++	0	0	+	++

All of the sites have potential to deliver a significant amount of housing. The potential for significant effects in relation to landscape is common to all options. However, it is recognised that the emerging policies require good design as a key consideration which could help to mitigate any adverse landscape impacts. All of the options, with the exception of West Duckmanton score well in relation to proximity to existing employment (SA Objective 12).

The Councils preferred option is to allocate strategic sites at Dunston Grange (1,200 dwellings), Mastin Moor (600 dwellings) and Duckmanton (500 dwellings).

Options for housing, Gypsy and Traveller sites and employment sites have also been considered and are reported in **Section 5** of this report. More information the results of the appraisal of these options are presented at **Appendix J, K and L**.

Policies and Proposals

The Local Plan contains policies under the following topic areas:

- The Spatial Strategy;
- Homes and Housing;
- Jobs, Centres and Facilities;
- Infrastructure Delivery;
- Environmental Quality;
- Design and the Built Environment;
- Travel and Transport;
- Regeneration Priority Areas; and
- Strategic Sites and Locations

The policies have been appraised by the topic section in which they appear in the draft Local Plan and the results are presented in **Appendix M** of the main SA report**.**

The draft Local Plan seeks to provide general policies that will protect and enhance biodiversity, landscape and cultural heritage within the Borough. Tensions between these factors and new development is recognised in the draft Local Plan. Recommendations have been made in this SA to strengthen relevant policies, for example ensuring that the importance of cultural heritage features and their settings are taken into account at the detailed master planning stage. Previously developed land can also be important for biodiversity and the Borough is important for open mosaic habitats. The need to consider the potential for development to impact on these areas has been highlighted previously and the Local Plan amended to reflect this.

The Local Plan also contains proposals for housing and employment sites and these have been appraised in **Section 5** of this report. Detailed matrices are provided in **Appendix N, O and P**.

The policies in the draft Local Plan have been reviewed against the requirements of the NPPF (2018), see **Appendix Q** for details of the main SA report for details. The review found that the policies meet the requirements of the NPPF in respect of the topics to be covered by local plan policy. **Table 5.16** in the main SA Report summarises the relationship between the policy group and the relevant NPPF paragraphs, which indicates that there is appropriate policy coverage. No significant policy gaps were identified but some detailed observations made, e.g. the Local Plan could encourage the beneficial use of the Green Belt (paragraph 141 of the NPPF).

Potential for Cumulative Effects

The potential for cumulative effects associated with the Local Plan is set out in NTS.7 below. This is based on the analysis in Appendix M of the main SA report. The potential for significant positive effects is identified in relation to all of the SA objectives. Some uncertainties are identified in relation to topics like biodiversity, landscape and heritage as outcomes are uncertain.

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Table NTS.7: Potential for Cumulative Effects

SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
1. To ensure that housing stock meets the needs of all communities in the Borough	++	++	+/?	++	++	++	0	0	++	++	The potential for significant positive cumulative effects is identified in relation to the draft Local Plan topics identified in the table, as policies identify overall need and seek to ensure that it is met in appropriate locations in the Borough. The Policies of the Local Plan would also see the creation of a wide range of housing (including affordable housing) located across the Borough, ensuring there is housing to meet the many and various needs of the Borough's current and future residents. Over the Plan period, 4,374 new dwellings should be provided. The Plan would also provide 2 pitches for Gypsy and Travellers and has the flexibility to provide more should a greater need for new pitches arise during the plan period. There could be cumulative positive effects with other authorities in Derbyshire as they make provision for future housing need. The Strategic Economic Plan for the City Region identifies the potential for support to help deliver 14,000 new homes in the City Region.
2. To improve health and reduce health inequalities	++	++	++	++	0	++	0	0	++	++	Significant positive effects are anticipated in relation to health and health inequalities as the Local Plan addresses factors that can contribute to health and reduce health inequalities, e.g. provision of affordable housing, employment opportunities (including the use of local labour agreements), and improved access to open space and facilities and services, particularly in areas where levels of deprivation are higher than others. 60 Lower Layer Super Output Areas in Derbyshire fall within the 20% most deprived in England. Each Derbyshire Borough contains at least one such area, and a third of all these now lie in Chesterfield. As a county Derbyshire ranks 100th out of 152 upper-tier local authorities, with 4% of the county's LSOAs falling within the most deprived 10% across England. There could therefore be cumulative positive effects across the County

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											as local authorities seek to tackle this issue, although the entrenched nature of the problem and limited role of local authorities in tackling the issue means that outcomes are uncertain. No additional mitigation measures are suggested.
3. To create sustainable communities	++	++	++	++	++	++	++	++	++	++	Significant positive effects are anticipated in relation to sustainable communities, e.g. provision of affordable housing, employment opportunities (including the use of local labour agreements), improving accessibility and promoting transport choice and access to open space and facilities and services. There could be positive cumulative effects associated with other plans and programmes, for example the Derbyshire Local Transport Plan sets the framework for improvements to the transport infrastructure network
4. To enhance and conserve the cultural heritage of the Borough	++	?	0	?	++	++	++	?	+/?	++	A significant positive effect is anticipated in relation to this topic both through setting the appropriate policy context and highlighting those features and locations where heritage is sensitive. No potential for cumulative effects associated with other plans and programmes are identified.
5. To protect and enhance biodiversity	++	0	0	?	++	++	++	?	+/?	-/+/?	Significant positive effects are identified in terms of setting the general policy context but there are uncertainties associated with other elements of the Local Plan and locations for growth, for example both greenfield land and previously developed land can be of biodiversity value and there could be cumulative effects associated with the development of such land in the absence of mitigation. A particular issue has been highlighted in relation to open mosaic habitats on previously developed land in the Borough, although the Local Plan addresses this in Policy SS5. The Lowland Derbyshire Biodiversity Action Plan (BAP) identifies the most important species and habitats in the area of Derbyshire that falls outside of the Peak Park. Cumulative effects associated with development across the BAP area are uncertain. Policy LP15 of the Local Plan seeks to protect and enhance biodiversity and no additional mitigation is identified.

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											The Local Plan highlights that well over 60% of new development within the Borough has been delivered on previously developed land. A minimum of 60% of completions on previously developed land would continue to be sought over the Plan period and no further mitigation is suggested.
6. Protect and manage the landscape of North East Derbyshire	++	+	+	?	0	++	++	?	+/?	+	Significant positive effects are identified in terms of setting the general policy context but there are uncertainties associated with other elements of the Local Plan, e.g. in relation to the provision of future transport infrastructure. Within the HRA, no significant effects were highlighted with regard to European sites within or close to Chesterfield. The majority of the Borough is located within the Nottinghamshire, Derbyshire and Yorkshire Coalfield National Landscape Character Area (NCA). A small section on the west side of Chesterfield Borough is located in the Lower Derwent and Peak Fringe NCA. Over half of the Coalfield NCA (64%) is designated as Green Belt.
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	+	0	+/-/?	+/-/?	++	++	0	0	-	++	Significant positive effects are identified in terms of setting the general policy context. The use of previously developed land will also contribute towards this objective and cumulative effects are identified in relation to this. The Water Resource Management Plan for Yorkshire Water predicts an increase in population of one million by 2045, which Local Plans in the area will have a role in enabling and identifies a potential supply / demand deficit in the 2030s. Abstraction from boreholes is proposed along with measures to reduce leakage. Policy LP15 requires development to minimise water use and no further mitigation is suggested. There is potential for negative cumulative effects associated with air quality as development in the Borough and neighbouring authorities leads to growth in car based travel. Derbyshire County Council published a cumulative assessment of the traffic impacts of growth in Chesterfield, Bolsover and NE Derbyshire and key impacts were

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											identified along the A61, A619 (Chesterfield Road) and A619 (Chatsworth Road), A617, A6175, A616 and A38. Policy LP15 of the Local Plan includes provisions to address air quality and no further mitigation measures are suggested. A large proportion of Chesterfield Borough is classed as Grade 3 ('Good to Moderate') with some smaller areas classed as Grade 4 ('Poor'). The proportion of land classed as Grade 3 is greater than in neighbouring authorities for example in Bolsover where a large proportion is classed as Grade 2 ('Very Good'). There could therefore be potential for negative cumulative effects associated with the loss of Best and Most Versatile Agricultural Land in the Borough and neighbouring authorities but this is uncertain. Policy LP15 seeks to protect Best and Most Versatile Agricultural Land and no further mitigation is suggested. The Local Plan could have a cumulative negative impact with other Local Plans in the wider area in terms of development increasing demand for minerals. Annual production of sand and gravel in the Derbyshire and Derby plan area has been increasing in recent years. Policy LP21 seeks to ensure that development makes effective use of resources and materials and no further mitigation is suggested.
8. Plan for the anticipated different levels of climate change	+	~	~	+	0	++	0	?	0	+	Policies in the section on a changing climate will contribute to this objective by ensuring that development takes account of flood risk and seeks to ensure that development does not exacerbate flood risk. The Chesterfield, Bolsover and North East Derbyshire Strategic Flood Risk Assessment (SFRA) (2009) indicates that fluvial flood risk is concentrated in relatively narrow zones along the rivers due to topographical constraints, suggesting that the potential for cumulative effects in relation to flood risk will be limited. Policy LP14 in the Local Plan seeks to reduced flood risk and no further mitigation is suggested.
9. Minimise the Borough's	+	+	+/-/?	+/-/?	0	+	0	?	+	++	Significant positive cumulative effects are anticipated. These are associated with measures and proposals to reduce the need to travel. There will be cumulative effects associated with growth in neighbouring local authorities, with additional development

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
contribution to climate change											contributing to Greenhouse gas emissions. There could also be positive cumulative effects associated with energy generation from renewable sources across neighbouring authorities.
10. Minimise the environmental impacts of waste and pollution	?	+	-	++/-	0	++	0	?	+	++	Policies in the Local Plan seek to address the legacy of industrial and mining activity in the Borough, including contamination and unstable land. Policies also seek to improve water and air quality. The Derbyshire and Derby City Joint Municipal Waste Management Strategy highlights the potential for negative effects in relation to increases in household waste in the Borough (waste collected per household is anticipated to remain constant at 1,000kg per household annually) and wider plan area although there is also potential for recycling rates to improve. Policy LP15 requires development to provide for waste reduction and recycling and no further mitigation is suggested. Uncertain effects in terms of water quality are anticipated. Chesterfield falls partly within the Don and Rother catchment area. There could be potential for cumulative effects associated with point source discharges, which could increase in line with household and economic growth. Policy LP15 seeks to avoid water contamination and no further mitigation measures are proposed.
11. Develop a strong culture of enterprise and innovation	++	~	++	++	+	+	+	+	++	++	Policies in the Local Plan will work towards this objective by providing for employment growth and encouraging other areas associated with economic activity, including tourism. Sectors like renewable energy also provide the potential for innovation. The 2018 Employment Land Study recommended that Chesterfield Borough Council should provide approximately 44ha of new land for Business and Industrial use over the lifetime of the Plan to ensure there is sufficient job opportunities for the Borough and residents in its wider catchment area. The Plan seeks to create 45.54ha of new employment land, providing an extra 1.54ha of employment land than the amount identified in the 2018 Employment Land Study. The Plan would also provide a wide

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											range of employment sites in terms of their size and intended use, ensuring a wide variety of businesses to operate. The Borough also sits within the wider contexts of the Sheffield City Region and the Derby & Derbyshire and Nottingham & Nottinghamshire (D2N2) area. The City Region Local Enterprise Partnership (2014) Strategic Economic Plan sets out a 10 year plan for growth in the City Region, which identifies that Chesterfield has the ability to accommodate significant economic growth in the Town Centre and A61 Growth corridor. The mixed use regeneration of Chesterfield waterside is also identified as a key opportunity. The Sheffield City Region Growth Plan notes that Chesterfield is one of the regions key market towns and the sub-regional economic centre for Northern Derbyshire, with a high quality urban core and opportunities for further growth in the Staveley and A61 corridors. There is therefore potential for positive cumulative effects associated with economic growth in the wider City Region and D2N2 area.
12. Improve the accessibility to jobs and services	++	+	++	++	++	0	++	++	++	++	A number of policy areas contribute towards this objective as they seek to provide new employment opportunities and improved access to employment more generally. There is potential for cumulative effects across Chesterfield, Bolsover and NE Derbyshire with measures in relation to public transport, traffic management and transport infrastructure helping to improve accessibility to jobs and services.

Mitigation and Enhancement

The appraisal contained in the SA Report has identified a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the policies contained in the draft Local Plan, some previous recommendations have already been accepted and this is noted in the table. The recommendations are set out in **Table 5.17** of the main SA report and will be considered by the Council following consultation on the draft Local Plan.

3. Next Steps and how to comment on this Report

This SA Report is being consulted on alongside the draft Local Plan. The responses to this report will be taken into account when undertaking the next stages of the SA and in producing the next version of the Local Plan. Details of how to respond and the deadline for doing so are provided below.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this SA Report.

The consultation starts at 9am on Monday 14th January 2019 and ends at 5pm on Friday 22nd February 2019. Comments should be sent to:

By email: localplan@chesterfield.gov.uk

By post: Strategic Planning and Key Sites Manager, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

All representations must be received by the Council no later than 17:00 on Friday 22nd February 2019. Any submissions received after this deadline cannot be considered.

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1. Introduction

1.1 Overview

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 2033.

1.1.2 The first stage in the development of the Local Plan was the publication of the Chesterfield Borough Local Plan Consultation draft in January 2017. This included a number of strategic options concerning the quantum of land to be provided for housing and employment and the spatial distribution of development in the Borough to support this stage of the preparation of the Local Plan. Following consultation, and an analysis of responses and further consultation on potential Gypsy and Traveller Sites in January 2018, the Council has prepared the Pre-Submission Local Plan. This has now been published 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 will appraise the environmental, social and economic performance of the Local Plan and any reasonable alternatives. In doing so, it will help to inform the selection of Plan options concerning (in particular) the quantum, distribution and location of future development in the Borough and 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.

1.1.4 An SA has been undertaken for each iteration of the Local Plan. In this context, an appraisal was completed of the Consultation Draft Local Plan and a SA Report[8] documenting the findings of the appraisal was issued for consultation alongside the Consultation Draft Local Plan. This report presents the findings of the SA of the Pre-Submission Local Plan.

1.2 Purpose of this SA Report

1.2.1 This SA Report sets out the results of the assessment of the draft Local Plan, this SA Report sets out:

- An overview of the Local Plan;
- A review of relevant international, national, regional, sub-regional and local plans, policy and programmes;
- Key economic, social and environmental issues relevant to the appraisal of the Local Plan;
- The approach to undertaking the appraisal of the draft Local Plan (vision and objectives, strategic options, policies and associated options);
- The findings of the appraisal of the draft Local Plan; and
- Conclusions and an overview of the next steps in the SA process.

[8] Amec Foster Wheeler (2017) *Local Plan for Chesterfield Borough - Sustainability Appraisal of Draft Local Plan.* Available from https://www.chesterfield.gov.uk/media/374694/sustainability-appraisal-reg-18-jan-2017.pdf

1.3 The Local Plan – An Overview

1.3.1 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

1.3.2 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).

Scope and Content of the Local Plan

1.3.3 The Council adopted its Local Plan: Core Strategy in July 2013 replacing large parts of the previous Local Plan from 2006 in the process. Until it is replaced, the Core Strategy provides the overall spatial strategy for the Borough up to 2031, including housing and employment growth targets, and policies for Development Control purposes. The Council was also preparing a separate Site Allocations Development Plan Document and an Area Action Plan for the Staveley and Rother Valley Corridor.

1.3.4 The Council has committed to producing a comprehensive single Local Plan for a number of reasons, primarily a change to national policy which encourages this approach. In doing so there are a number of factors that need to be considered:

- Changes to national planning policy e.g. permitted development rights, removal of code for sustainable homes;
- New plans/strategies e.g. City Region, Combined Authority Growth Plans and devolution deals;
- Strategic, cross-boundary issues e.g. HS2, A61 Corridor;
- Under delivery of housing; and
- Changes to the socio-economic and environmental baseline e.g. 2011 census data, air quality.

1.3.5 In consequence, the principal aspects of the Core Strategy needing review were the strategic housing requirement, retail hierarchy and strategy, strategic gaps/green wedges, and place making policies.

1.3.6 In terms of the Strategic Housing requirement, the Core Strategy set a target of 380 dwellings a year. The latest evidence on the Boroughs housing requirement indicates a lower annual target of between 240-300 homes per annum. Reducing the overall housing requirement is a critical part of the Core Strategy review.

1.3.7 The review of the Core Strategy will be brought together with site allocations to form a new single Local Plan for the Borough covering the period 2016 – 2033. More specifically, the Local Plan will:

- Provide a blueprint to guide development in the Borough to 2033;
- 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.

Pre-Submission Local Plan

1.3.8 The council consulted on Chesterfield Borough Local Plan Consultation draft January 2017 and undertook a further consultation on potential Gypsy and Traveller Sites in January 2018. The representations received through these consultations have been taken into account in preparing the Pre-Submission Local Plan.

1.3.9 The new plan has been prepared in line with the Town and Country Planning (Local Planning) (England) Regulations 2012. It has now reached the stage where it needs to be subject to formal publication ('regulation 19' consultation) before being submitted to the Secretary of State, who will appoint an independent Planning Inspector to hold a public examination of the plan. The version of the plan that has been subject to SA is referred to as the 'Pre-Submission Local Plan' in the rest of this report.

1.3.10 Most of the changes proposed to the draft policies from 2017 are minor, relating to either clarifications or minor wording changes to resolve potential objections. More significant changes to policies are largely related to new evidence that has been received as set out in **Figure 1.1,** note that policy numbers also changed in the latest version of the Local Plan.

Figure 1.1 Changes to Local Plan from Consultation Draft 2017

Draft Local Plan Policy/Chapter	Proposed Change	Reason for Change
CS1 Spatial Strategy	New housing and employment targets	Response to updated evidence
CS7 Managing the Water Cycle	Include the optional water efficiency standard	Response to Environment Agency Request
CS9 Green Infrastructure	Policy to split between biodiversity and open space	Response to updated evidence
CS10 Flexibility in Housing Delivery	Additional criteria for isolated development in countryside and reworded to add flexibility within urban area	Response to new NPPF and deletion of saved policy from 2006
CS12 Sites for Travellers	Confirm criteria based approach	Response to sites consultation
CS13 Economic Growth	Updated employment target	Response to updated evidence
CS15 Vitality and viability of Centres	New targets for retail floorspace added	Response to updated evidence
CS16 Retail	New thresholds for retail impact assessments	Response to updated evidence
PS1, 2 and 5 (Town Centre, Waterside & Staveley Works)	Policies updated	Response to progress with schemes
Dunston	New policy	To ensure masterplan approach to Strategic Housing Site
Chesterfield Railway Station	New policy	Response to emerging HS2 masterplan

1.3.11 The Pre-Submission Local Plan sets out the vision, objectives, planning policies and site allocations that will guide development in the Borough to 2033.

1.3.12 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.

1.3.13 The vision has been 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.

1.3.14 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.

1.3.15 The Pre-Submission 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.

Table 1.1 Pre-Submission 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

Topic	Policy Title
	SS3 Chesterfield Waterside and the Potteries
	SS4 Markham Vale
	SS5 Staveley and Rother Valley Corridor
	SS6 Land at Dunston (new)
	SS7 Chesterfield Railway Station (new)
	SS8 Neighbourhood Plans

1.3.16 Further information in respect of the preparation of the Local Plan is set out in Section 1.3 of the SA Report and is available via the Council's website.

1.3.17 These principles, objectives, policies, and options to them, have been subject to sustainability appraisal.

1.4 Sustainability Appraisal

The Requirement for Sustainability Appraisal

1.4.1 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).

1.4.2 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*."

1.4.3 At paragraph 16, the National Planning Policy Framework (NPPF) (2018) sets out that local plans should be prepared with the objective of contributing to the achievement of sustainable development.[9] 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.[10] This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including

[9] 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)

[10] The reference to relevant legal requirements in the NPPF relates to Strategic Environmental Assessment

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).''

1.4.4 The Planning Practice Guidance (Local Plans paragraph 016) also 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.

1.4.5 PPG for Local Plans (2018) clarifies (Paragraph: 002 Reference ID: 12-002-20140306) that local plans:

"*Should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered.*"

1.4.6 In this context, SA is an integral part of the preparation of the Local Plan. SA of the Local Plan will help to ensure that the likely social, economic and environmental effects of the Plan are identified, described and appraised. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA will also help to inform the selection of plan options by appraising reasonable alternatives in respect of, in particular, different volumes of growth, spatial distributions and site allocations.

Stages in the Sustainability Appraisal Process

1.4.7 There are five key stages in the SA process and these are highlighted in **Figure 1.2** together with links to the development of the Local Plan. The first stage (**Stage A**) led to the production of this Scoping Report.[11] The scoping stage itself comprised five tasks:

1. Review of other relevant policies, plans, programmes and strategies (hereafter referred to as 'plans and programmes').
2. Collation and analysis of baseline information.
3. Identification of key sustainability issues.
4. Development of the SA Framework.
5. Consultation on the scope of the appraisal.

1.4.8 The Scoping Report was subject to consultation between 19th October and 23rd November 2016. A total of 7 responses were received[12] to the consultation from the statutory SEA consultation bodies as well as a range of other stakeholders. Responses related to proposals for additional information to the plans and programmes as well as minor amendments to the SA framework. **Appendix A** contains a schedule of the consultation responses received to the Scoping Report, the Council's response and the subsequent action taken and reflected in this SA Report.

[11] Local Plan for Chesterfield Borough, Sustainability Appraisal, Scoping Report – Draft for Consultation Amec Foster Wheeler, October 2016

[12] 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

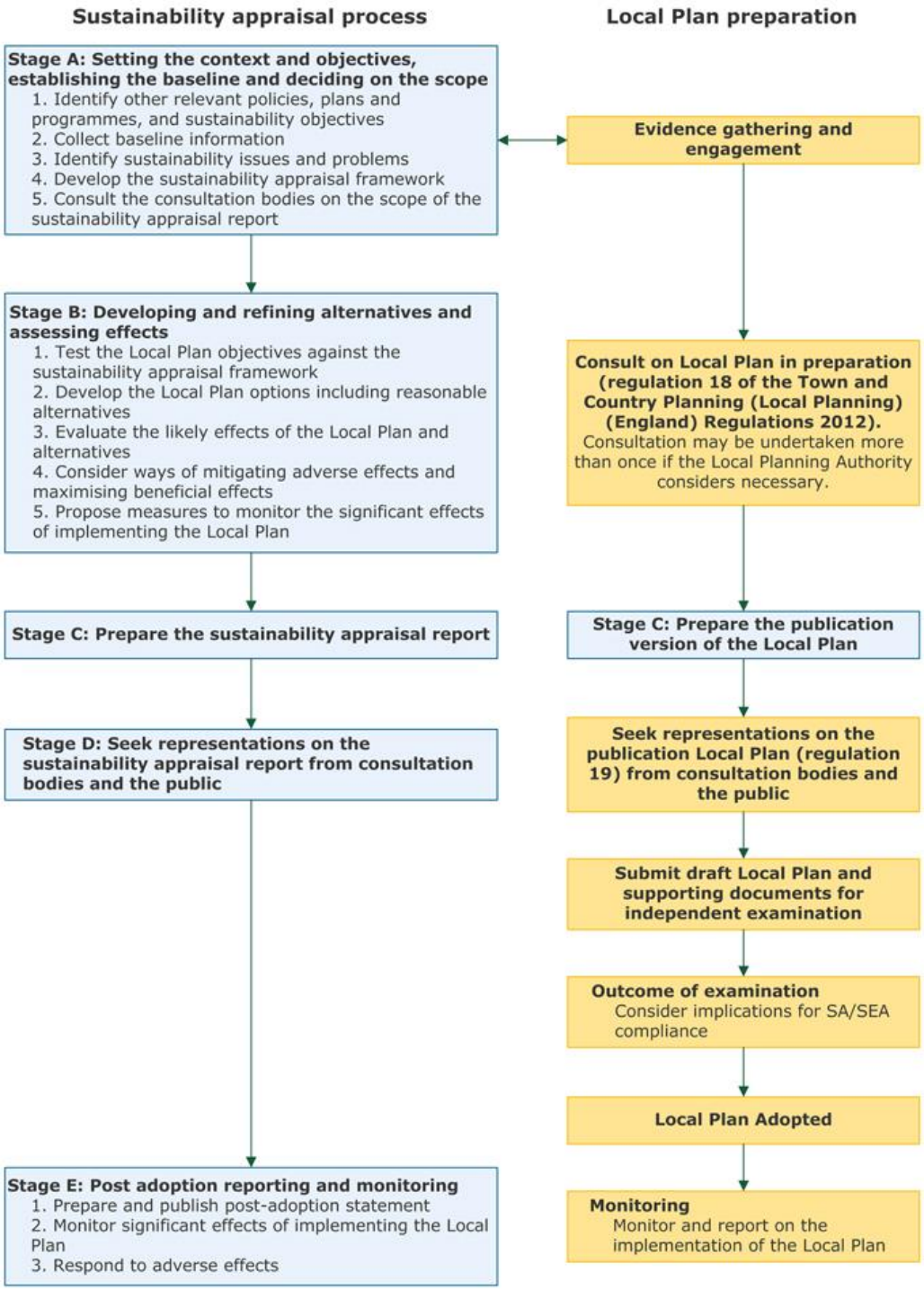
1.4.9 **Stage B** is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports. The Regulation 18 SA Report was subject to consultation between January and February 2017. A total of 7 responses were received[13]. Responses related to water management and water resources, various comments from Historic England about the historic environment, further information about the Rhodia Staveley site, and issues with funding of biodiversity and green infrastructure enhancement. **Appendix A** contains a schedule of the consultation responses received to the Regulation 18 Report, the Council's response and the subsequent action taken and reflected in this SA Report.

1.4.10 This SA Report of the Pre-Submission Local Plan and the appraisal contained therein forms part **Stage C** of the SA process and through the appraisal of the draft Local Plan, land allocations (including reasonable alternatives) and policies is intended to set out the effects of the Council's proposed Local Plan. This has been prepared to meet the reporting requirements of the SEA Directive and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

1.4.11 Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. 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. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

[13] Responses were received from the Environment Agency, Natural England, Historic England, Rhodia Ltd, Derbyshire Wildlife Trust, , East Midlands Butterfly Conservation and Derbyshire County Council.

Figure 1.2 The Sustainability Appraisal Process and Linkages with Local Plan Preparation



Source: Department for Communities and Local Government (DCLG) (2014) *Planning Practice Guidance*.

1.5 Habitats Regulations Assessment

1.5.1 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[14] 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)[15].

1.5.2 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.

1.5.3 The HRA screening exercise is reported separately from the SA of the Local Plan but importantly will help inform the appraisal process, particularly in respect of the potential effects of proposals on biodiversity.

1.6 Structure of this SA Report

1.6.1 This SA Report is structured as follows:

- **Non-Technical Summary** - Provides a summary of the SA Report including the findings of the appraisal of plan options;
- **Section 1: Introduction** - Includes a summary of the draft Local Plan consultation document, an overview of SA, report contents and an outline of how to respond to the consultation;
- **Section 2: Review of Plans and Programmes** - Provides an overview of the review of those plans and programmes relevant to the Local Plan and SA that is contained at **Appendix C**;
- **Section 3: Baseline Analysis** - Presents an overview of the Borough and the key sustainability issues that have informed the SA Framework and appraisal. **Appendix D** provides the updated baseline;
- **Section 4: SA Approach** - Outlines the approach to the SA of the draft Local Plan including the SA Framework, which is presented in **Appendix E**;
- **Section 5: Appraisal of Effects** – Presents the findings of the appraisal of the draft Local Plan and options, with more detailed information presented in **Appendix I to P**;

[14] 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

[15] '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.

- **Section 6: Conclusions and Next Steps** – Presents the conclusions of the SA of the draft Local Plan and details the next steps in the appraisal process.

1.6.2 This SA Report has been prepared in accordance with the requirements of the SEA Directive and associated Regulations. A Quality Assurance Checklist is presented at **Appendix B.**

1.7 How to Comment on this SA Report

1.7.1 Details of how to respond to the consultation are provided below.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this SA Report.

The consultation starts at 9am on Monday 14th January 2019 and ends at 5pm on Friday 22nd February 2019. Comments should be sent to:

By email: localplan@chesterfield.gov.uk

By post: Strategic Planning and Key Sites Manager, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

All representations must be received by the Council no later than 17:00 on Friday 22nd February 2019. Any submissions received after this deadline cannot be considered.

2. Review of Plans and Programmes

2.1 Introduction

2.1.1 One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Local Plan. The requirement to undertake a plan and programme review and identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Directive. An 'Environmental Report' required under the SEA Directive should include:

> "*An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes" to determine "the environmental protection objectives, established at international (European) community or national level, which are relevant to the plan or programme…and the way those objectives and any environmental considerations have been taken into account during its preparation*" (Annex 1 (a), (e)).

2.1.2 For the purposes of SA, the SA Report should also meet the requirements of the Environmental Report required under the SEA Directive.

2.1.3 Plans and programmes relevant to the Local Plan may be those at an international/ European, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents i.e. how the Local Plan could be affected by the other plans' and programmes' aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the SA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.

2.1.4 The completed review of plans and programmes has been used to help to inform the development of objectives and guide questions that comprise the SA framework (see **Section 4**).

2.2 Review of Plans and Programmes

2.2.1 Over a hundred international, national, regional/sub-regional and local level plans and programmes have been reviewed. These documents are listed in **Table 2.1** and their relevance is considered in the same order within the review provided in **Appendix C**.

Table 2.1 Plans and Programmes Reviewed for the SA of the Chesterfield Local Plan

Plan/Programme
International/European Plans and Programmes
• European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21) • EC (2013) Strategy on Adaptation to Climate Change • EC (2015) 'Closing the loop – An EU Action Plan for the Circular Economy' policy package • European Landscape Convention 2000 (became binding March 2007) • European Union (EU) Nitrates Directive (91/676/EEC) • EU Council Directive (91/271/EEC) for Urban Waste-water Treatment

Plan/Programme
• EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments • EU Packaging and Packaging Waste Directive (94/62/EC) • EU Drinking Water Directive (98/83/EC) • EU Directive on the Landfill of Waste (99/31/EC) • EU Water Framework Directive (2000/60/EC) • EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive) • EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings • EU Environmental Noise Directive (Directive 2002/49/EC) • EU (2006) European Employment Strategy • EU Bathing Waters Directive 2006/7/EC • EU (2006) Renewed EU Sustainable Development Strategy • EU Floods Directive 2007/60/EC • EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC) • EU Directive 2009/147/EC on the conservation of wild birds • EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended) • EU Renewable Energy Directive (2009/28/EC) • EU (2011) EU Biodiversity Strategy to 2020 – towards implementation • EU (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet'. • EU (2015) Invasive Alien Species Regulation (1143/2014/EU) • The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) • The European Convention on the Protection of Archaeological Heritage (Valetta Convention) • United Nations Climate Change Conference (UNCCC) (2011) The Cancun Agreement • UNESCO (1972) World Heritage Convention 1972 • UNFCCC (1997) The Kyoto Protocol to the UNFCCC • UNFCC (2016) The Paris Agreement 2015 • World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report) • The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)
National Plans and Programmes
• Committee on Climate Change (2017) UK Climate Change Risk Assessment • Department of Business, Energy and Industrial Strategy (BEIS) (2017) Clean Growth Strategy • Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future • DCMS (2007) Heritage Protection for the 21st Century - White Paper • DCMS (2008) Play Strategy for England • DCMS (2015) Sporting Future – A New Strategy for an Active Nation • DCMS (2016) The Culture White Paper • DCMS (2017) Heritage Statement • Department of Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy • Department for Food and Rural Affairs (Defra) (2004) Rural Strategy • Defra (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland • Defra (2007) Strategy for England's Trees, Woods and Forests • Defra (2008) England Biodiversity Strategy Climate Change Adaptation Principles Conserving Biodiversity in a Changing Climate • Defra (2010) Making Space for Nature: A Review of England's Wildlife Sites and Ecological Network • Defra (2011) Safeguarding Our Soils: A Strategy for England • Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services • Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature • Defra (2012) UK post 2010 Biodiversity Framework • Defra (2013) A Simple Guide to Biodiversity 2020 and Progress Update • Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate • Defra (2013) Waste Management Plan for England • Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO2) in UK • Department for Education (DFE) (2014) Home to School Travel and Transport Guidance • DFE (2016) Strategy 2015 – 2020: World Class Education and Care • Environment Agency (2009) 'Water for people and the environment' – Water Resources Strategy for England and Wales • Environment Agency (2011) National Flood and Coastal Erosion Risk Management Strategy for England • Environment Agency (2013) Managing Water Extraction • Forestry Commission (2005) Trees and Woodlands Nature's Health Service • Forestry Commission (2016) Corporate Plan 2016-2017

Plan/Programme
• Historic England (2015) Historic Environment Good Practice Advice in Planning Note 1 • HM Government (1981) Wildlife and Countryside Act 1981 • HM Government (2000) Countryside and Rights of Way Act 2000 • HM Government (2003) Sustainable Energy Act • HM Government (2004) Housing Act (and revised 2006) • HM Government (2005) Securing the future - delivering UK sustainable development strategy • HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006 • HM Government (2008) The Climate Change Act 2008 • HM Government (2008) The Planning Act • HM Government (2009) The UK Renewable Energy Strategy • HM Government (2010) Local Growth: Realising Every Place's Potential • HM Government (2010) The Conservation of Habitats and Species Regulations 2010 • HM Government (2010) Flood and Water Management Act 2010 • HM Government (2011) Plan for Growth • HM Government (2011) The Localism Act • HM Government (2011) Carbon Plan: Delivering our Low Carbon Future • HM Government (2011) Water for Life, White Paper • HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013 • HM Government (2014) Water Act 2014 • HM Government (2015) Achieving Strong and Sustainable Economic Growth • HM Government (2015) Building Regulations &c. (Amendment) Regulations 2015 (S.I. 2015/767) • HM Government (2015) Deregulation Act • HM Government (2015) Technical Housing Standards – Nationally Described Space Standard • HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016 • HM Government (2016) Housing and Planning Act 2016 • HM Government (2016) National Infrastructure Delivery Plan • HM Government (2017) The Conservation of Habitats and Species Regulations 2017 • HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment • Ministry of Housing, Communities and Local Government (MHCLG) (2004) Review of Heritage Protection: The Way Forward • MHCLG (2008) Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing • MHCLG (2011) Planning for Schools Development • MHCLG (2014) Planning Practice Guidance • MHCLG (2014) National Planning Policy for Waste • MHCLG (2014) Written Statement on Sustainable Drainage Systems • MHCLG (2015) Planning Policy for Traveller Sites • MHCLG (2015) Written Ministerial Statement 18 June, 2015 • MHCLG (2017) Fixing Our Broken Housing Market • MHCLG (2018) National Planning Policy Framework • NHS England (2014) Five Year Forward View • NHS (2017) Next Steps on the Five Year Forward View
Regional Plans and Programmes
• DEFRA (2015) Humber River Basin Borough Management Plan • Environment Agency (2009) Water Resource Strategy for the Midlands • Environment Agency (2013) Don and Rother Catchment Abstraction Management Strategy • Environment Agency (2016) Humber Flood Risk Management Strategy • Natural England (2009) East Midlands Landscape Character Assessment • Network Rail (2010) Network Rail East Midlands Route Utilisation Strategy • Severn Trent (2014) Severn Trent Water Resources Management Plan • Severn Trent (2018) Draft Water Resource Management Plan • Yorkshire Water Services Ltd (2014) Yorkshire Water Resources Management Plan • Yorkshire Water Services Ltd (emerging) Draft Water Resources and Drought Management Plan (likely completion 2018)
Sub-Regional (County) Plans and Programmes
• Bassetlaw, Bolsover, Chesterfield and North East Derbyshire District and Borough Councils (2015) North Derbyshire and Bassetlaw Land Availability Assessment: 2015 Methodology • Derbyshire County Council (1996) Landscape Character of Derbyshire • Derbyshire County Council (1998) East Derbyshire Greenway Strategy • Derbyshire County Council (2007) Derbyshire Rights of Way Improvement Plan

Plan/Programme
• Derbyshire County Council (2009) Derbyshire's Sustainable Community Strategy 2009 – 2014 • Derbyshire County Council (2011) Derbyshire Local Transport Plan (LTP3) • Derbyshire County Council (2011) Lowland Derbyshire Biodiversity Action Plan • Derbyshire County Council (2012) Derbyshire Health and Wellbeing Strategy 2012 – 2015 • Derbyshire County Council (2013) Derbyshire County and Derbyshire City Joint Municipal Waste Management Strategy • Derbyshire County Council (2013) Areas of Multiple Environmental Sensitivity 2013 • Derbyshire County Council (2014) Derbyshire Climate Change Charter • Derbyshire County Council (2015) Local Flood Risk Management Strategy 2015 • Derbyshire County Council (2016) Cycling Plan • Derbyshire County Council (2016) Strategic Statement: Planning and Health Across Derbyshire and Derby City • Derbyshire County Council (emerging) Derbyshire and Derby Minerals Local Plan • Derbyshire County Council (emerging) Derbyshire and Derby Waste Local Plan • Derbyshire Wildlife Trust (2014) Strategic Plan 2015-2020 • D2N2 (2014) Local Economic Partnership Strategic Economic Plan • Environment Agency (2013) The Don and Rother Abstraction Licensing Strategy • Faber Maunsell and AECOM (2009) Chesterfield, Bolsover and North East Derbyshire Strategic Flood Risk Assessment • GL Hearn (2014) North Derbyshire & Bassetlaw Strategic Housing Market Assessment: Chesterfield Report, Final Report • North Star Consulting & Research (2016) North Derbyshire Homeless Strategy and Homelessness Review 2016-2020 • Nottinghamshire County Council and Partners (2008) East Midlands Northern Sub-Region Employment Land Review (Final Report) • RRR Consultancy Ltd (2015) Derby, Derbyshire, Peak Borough National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) 2014 • Scott Wilson (2010) North Eastern Derbyshire Transport Study with 2012 Cumulative Update • Sheffield City Region (2011) Transport Strategy 2011 – 2026 • Sheffield City Region (2014) Strategic Economic Plan
Local Plans and Programmes (including neighbouring local authorities)
• Ashfield District Council (2002) Ashfield Local Plan • Bassetlaw District Council (2011) Bassetlaw Core Strategy and Development Management Policies DPD • Bassetlaw District Council (emerging) Initial Draft Bassetlaw Plan: Setting the Direction for Bassetlaw's Future • Bolsover District Council (2000) Bolsover District Local Plan • Bolsover District Council (emerging) Draft Bolsover Local Plan • Chesterfield Borough Council (2009) Chesterfield Green Infrastructure Study • Chesterfield Borough Council (2009) Community Infrastructure Study • Chesterfield Borough Council (2010) Renewable and Low Carbon Energy Study • Chesterfield Borough Council (2010) Retail Needs Assessment • Chesterfield Borough Council (2010) Water Cycle Study Scoping Report • Chesterfield Borough Council (2011) Infrastructure Study & Delivery Plan • Chesterfield Borough Council (2012) Chesterfield Strategic Housing Land Availability Assessment (SHLAA) 3 • Chesterfield Borough Council (2012) Town Centre Health Check • Chesterfield Borough Council (2013) Local Tenancy Strategy • Chesterfield Borough Council (2014) Chesterfield Playing Pitch and Outdoor Sports Strategy • Chesterfield Borough Council (2015) Parks and Open Spaces Strategy 2015–2024 • Chesterfield Borough Council (2015) Updated Air Quality Screening and Assessment Report 2018 • Chesterfield Borough Council (2016) State of the Borough Report 2016 • Chesterfield Borough Council (various dates) Chesterfield Borough Conservation Area Maps and Appraisals • Element Energy (2010) A Renewable and Low Carbon Energy Study • Mansfield District Council (1998) Mansfield District Local Plan 1998 • Mansfield District Council (emerging) Mansfield District Local Plan 2013 to 2033 • North East Derbyshire District Council (2005) North East Derbyshire Local Plan • North East Derbyshire District Council (emerging) Draft North East Derbyshire Local Plan 2011-2031 • Rotherham Metropolitan Borough Council (2014) Rotherham Local Plan Core Strategy 2013 – 2028 • Sheffield City Council (emerging) Draft Sheffield Local Plan

2.3 Key Messages

2.3.1 The review of plans and programmes presented in **Appendix C** has identified a number of objectives and policy messages relevant to the Local Plan and scope of the SA across the following topic areas (developed to include the topics required by the SEA Directive):

- Biodiversity and Green Infrastructure;
- Population and Community;
- Health and Wellbeing;
- Transport and Accessibility;
- Land Use, Geology and Soil;
- Water;
- Air Quality;
- Climate Change;
- Material Assets;
- Cultural Heritage; and
- Landscape.

2.3.2 These messages are summarised in **Table 2.2** together with the key sources and implications for the SA Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included.

Table 2.2 Key Messages Arising from the Review of Plans and Programmes

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
Biodiversity and Green Infrastructure		
• Protect and enhance biodiversity, including designated sites, priority species, habitats and ecological networks. • Identify opportunities for green infrastructure provision.	Natural Environment White Paper: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF.	The SA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision.
Population and Community		
• Address deprivation and reduce inequality through regeneration. • Ensure social equality and prosperity for all. • Provide high quality services, community facility and social infrastructure that are accessible to all. • Enable housing growth and deliver a mix of high quality housing to meet local needs, including relatively low levels of home ownership relative to the rest of Derbyshire. • Make appropriate provision for gypsies, travellers and travelling showpeople. • Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. • Encourage economic diversification including growth in high value, high growth, high knowledge economic sectors. • Strengthen the visitor economy. • Encourage rural diversification and support rural economic growth. • Create local employment opportunities. • Enhance skills in the workforce to reduce unemployment and deprivation. • Improve educational attainment and ensure the appropriate supply of high quality educational facilities. • Promote the vitality of town centres and support retail and leisure sectors.	NPPF; Planning Policy for Traveller Sites; D2N2 Local Economic Partnership Vision and Action Plan; Sheffield City Region Local Enterprise Partnership (2014) Strategic Economic Plan Chesterfield State of the Borough Report 2016; Derby, Derbyshire, Peak Borough National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) 2014 (June 2015) Chesterfield Community Infrastructure Study (2009); Chesterfield Strategic Housing Land Availability Assessment (SHLAA) 3 (2012)	The SA Framework should include objectives and/or guide questions relating to: • addressing deprivation and promoting equality and inclusion; • the provision of high quality community facilities and services; • the provision of high quality housing; • the enhancement of education and skills; • delivery of employment land that supports economic diversification and the creation of high quality, local jobs; • support for rural diversification; • the promotion of tourism and the visitor economy; • enhancing town centres.
• **Health and Wellbeing**		
• Promote improvements to health and wellbeing. • Promote healthier lifestyles. • Minimise noise pollution. • Reduce crime including the fear of crime. • Reduce anti-social behaviour.	NPPF; East Derbyshire Greenway Strategy (1998); Derbyshire's Sustainable Community Strategy 2009 – 2014; Derbyshire Health and Wellbeing Strategy 2012 – 2015; Chesterfield Parks and Open Spaces Strategy 2015–2024	The SA Framework should include a specific objective and/or guide questions relating to: • the promotion of health and wellbeing; • the delivery of health facilities and services;

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
• Ensure that there are appropriate facilities for the disabled and elderly. • Deliver safe and secure networks of green infrastructure and open space.		• the provision of open space and recreational facilities; • reducing crime, the fear of crime and anti-social behaviour.
Transport and Accessibility		
• Encourage sustainable transport and reduce the need to travel. • Reduce traffic and congestion. • Improve public transport provision. • Encourage walking and cycling. • Enhance accessibility to key community facilities, services and jobs for all. • Ensure timely investment in transportation infrastructure to accommodate new development. • Reduce road freight movements.	NPPF; Derbyshire Local Transport Plan (LTP3); Sheffield City Region Transport Strategy 2011 – 2026; Derbyshire's Sustainable Community Strategy 2009 – 2014; East Derbyshire Greenway Strategy.	The SA Framework should include objectives and/or guide questions relating to: • reducing the need to travel, particularly by car; • the promotion of sustainable forms of transport; • encouraging walking and cycling; • maintaining and enhancing accessibility to key facilities, services and jobs; • reducing congestion and enhancing road safety; • investment in transportation infrastructure to meet future needs.
Land Use, Geology and Soil		
• Encourage the use of previously developed (brownfield) land. • Promote the re-use of derelict land and buildings. • Reduce land contamination. • Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. • Promote high quality design. • Encourage mixed use development.	Safeguarding Our Soils: A Strategy for England.	The SA Framework should include objectives and/or guide questions relating to: • encouraging the use of previously developed land and buildings; • reducing land contamination; • avoiding the loss of Best and Most Versatile agricultural land; • promoting high quality design including mixed use development;
Water		
• Protect and enhance surface and groundwater quality. • Improve water efficiency. • Avoid development in areas of flood risk. • Reduce the risk of flooding arising from new development. • Ensure timely investment in water management infrastructure to accommodate new development. • Promote the use of Sustainable Urban Drainage Systems.	Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Humber Borough River Basin Management Plan; Severn Trent Water Resources Management Plan 2014; Water Resource Strategy for the Midlands 2009.	The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and minimising flood risk.
Air Quality		
• Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum.	Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF. Chesterfield Updated Air Quality Screening and Assessment Report 2012	The SA Framework should include a specific objective and/or guide question relating to air quality.

Table 2.2 (continued) Key Messages Arising from the Review of Plans and Programmes

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
Climate Change		
• Minimise the effects of climate change. • Reduce emissions of greenhouse gases that may cause climate change. • Encourage the provision of renewable energy. • Move towards a low carbon economy.	Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF, Chesterfield Renewable and Low Carbon Energy Study (2010), Chesterfield, Bolsover and North East Derbyshire Strategic Flood Risk Assessment (2009); Chesterfield Water Cycle Study Scoping Report (2010).	The SA Framework should include a specific objective relating to climate change mitigation and adaptation.
Material Assets		
• Promote the waste hierarchy (reduce, reuse, recycle, recover). • Ensure the adequate provision of local waste management facilities. • Promote the efficient and sustainable use of mineral resources. • Promote the use of local resources. • Avoid the sterilisation of mineral reserves. • Promote the use of substitute or secondary and recycled materials and minerals waste. • Ensure the timely provision of infrastructure to support new development. • Support the delivery of high quality communications infrastructure.	Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste ; Derbyshire County and Derbyshire City Joint Municipal Waste Management Strategy.	The SA Framework should include objectives and/or guide questions relating to: • promotion of the waste hierarchy; • the sustainable use of minerals; • investment in infrastructure to meet future needs.
Cultural Heritage		
• Conserve and enhance cultural heritage assets and their settings. • Maintain and enhance access to cultural heritage assets. • Respect, maintain and strengthen local character and distinctiveness. • Improve the quality of the built environment.	NPPF; Chesterfield Borough Conservation Area Maps and Appraisals (various dates).	The SA Framework should include a specific objective relating to the conservation and enhancement of the Borough's cultural heritage.
Landscape		
• Protect and enhance the quality and distinctiveness of natural landscapes and townscapes. • Promote access to the countryside. • Promote high quality design that respects and enhances local character. • Avoid inappropriate development in the Green Belt. • Ensure that the Green Belt endures beyond the plan period.	NPPF; Landscape Character of Derbyshire	The SA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.

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3. Baseline Analysis

3.1 Introduction

3.1.1 An essential part of the SA scoping process is the identification of the current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their likely evolution, can the effects of the Local Plan be identified and appraised and its subsequent success or otherwise be monitored. The SEA Directive also requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account. This is also useful in determining the key issues for each topic that should be taken forward in the SA, through the SA objectives and guide questions.

3.1.2 The Scoping Report identified and characterised the current socio-economic and environmental baseline conditions for the Borough, along with how these are likely to change in the future. As for the review of plans and programmes, the analysis was undertaken for the following topic areas:

- Biodiversity and Green Infrastructure;
- Population and Community;
- Health and Wellbeing;
- Transport and Accessibility;
- Land Use, Geology and Soil;
- Water;
- Air Quality;
- Climate Change;
- Material Assets;
- Cultural Heritage; and
- Landscape.

3.1.3 Additionally, the Scoping Report presented a high level overview of the characteristics of the Borough's key settlements.

3.1.4 To inform the analysis, data was been drawn from a variety of sources, including: 2011 Census; Nomis; the Borough Council's Tenth Annual Monitoring Report 2013/2014; the emerging Local Plan evidence base; Environment Agency; Historic England; Index of Multiple Deprivation 2015; Department for Environment, Food and Rural Affairs (Defra) and the Department for Energy and Climate Change (DECC) – DECC was abolished in July 2016 with its functions transferred to other Government Departments, notably the new Department of Business, Energy and Industrial Strategy.

3.1.5 This section provides an overview of the Borough and the key issues identified for each topic. The baseline is presented in full in **Appendix D**. The baseline has been updated in light of comments on the information presented in the Scoping Report and the Regulation 18 SA Report, any updated evidence base work and updated statistics on for example population and economic activity.

3.2 Chesterfield Borough: An Overview

3.2.1 Chesterfield Borough is located in north Derbyshire in the East Midlands. The Borough of Chesterfield is located in north eastern Derbyshire approximately 5 miles from the southern edge of Sheffield and on the eastern edge of the Peak Borough.

3.2.2 Its main settlements are Chesterfield, Staveley and Brimington. The Borough has other distinctive settlements, some of which (for example Hasland and Newbold), function like suburbs of Chesterfield or Staveley whilst having their own identities and sense of place. Other settlements, for example Barrow Hill and Duckmanton, function more like separate villages.

3.2.3 It is a compact Borough covering around 6,600 hectares, and has a population of 104,600 (Nomis 2018 labour market profile[16] for Chesterfield). The main town is Chesterfield, a sub-regional centre, with a much smaller town of Staveley to the north east. Chesterfield is a major centre of employment (over 48,000 people work in the Borough) and attracts almost 20,000 in-bound commuters on a daily basis. The Sheffield City Region LEP sees Chesterfield as a key employment centre in the south of the Sheffield City Region (SCR), a high quality centre linked to Sheffield and the East Midlands via the A61 corridor. It is considered as a gateway to the Peak District National Park and to London, via the Midland mainline. At the sub regional level, the Borough is part of the North Derbyshire and Bassetlaw Housing Market Area. The Borough's relationship to other local authorities is shown in **Figure 3.1**.

3.2.4 Whilst generally considered urban, almost half of the Borough is open space and countryside, with a large area of Green Belt to the north and important canal and river corridors, for example Poolsbrook Country Park. There is a legacy of mining in the north Derbyshire area and surface coal resources are present across the Borough.

3.2.5 Chesterfield is a sub-regional centre for shopping and services, administration, culture, education and business. Employment areas have been developed in several areas including Storforth Lane, Sheepbridge, and Whitting Valley. Some of these places were occupied by heavy industries up until the1960s. This employment, together with the non-industrial jobs in service activities, make the Borough an economic hub for a wide area. The further education available at Chesterfield College, health care at the Royal Hospital and the cultural venues and sport and leisure facilities, also give the town a significant part to play in the lives of communities across north eastern Derbyshire, the Peak District, Amber Valley and the southern parts of Sheffield City Region.

3.2.6 Chesterfield town itself is the largest town in Derbyshire, and 7 million people live within a 1 hour drive of the town.

3.2.7 There are significant concerns about entrenched and worsening deprivation in several Chesterfield neighbourhoods for example Grangewood has fallen from 1041 in the 2010 ranking to 291 in 2015. Grangewood is now in the 1% most deprived neighbourhoods in England. All six of the Chesterfield LSOAs in the 10% most deprived in 2015 have deteriorated since 2010.

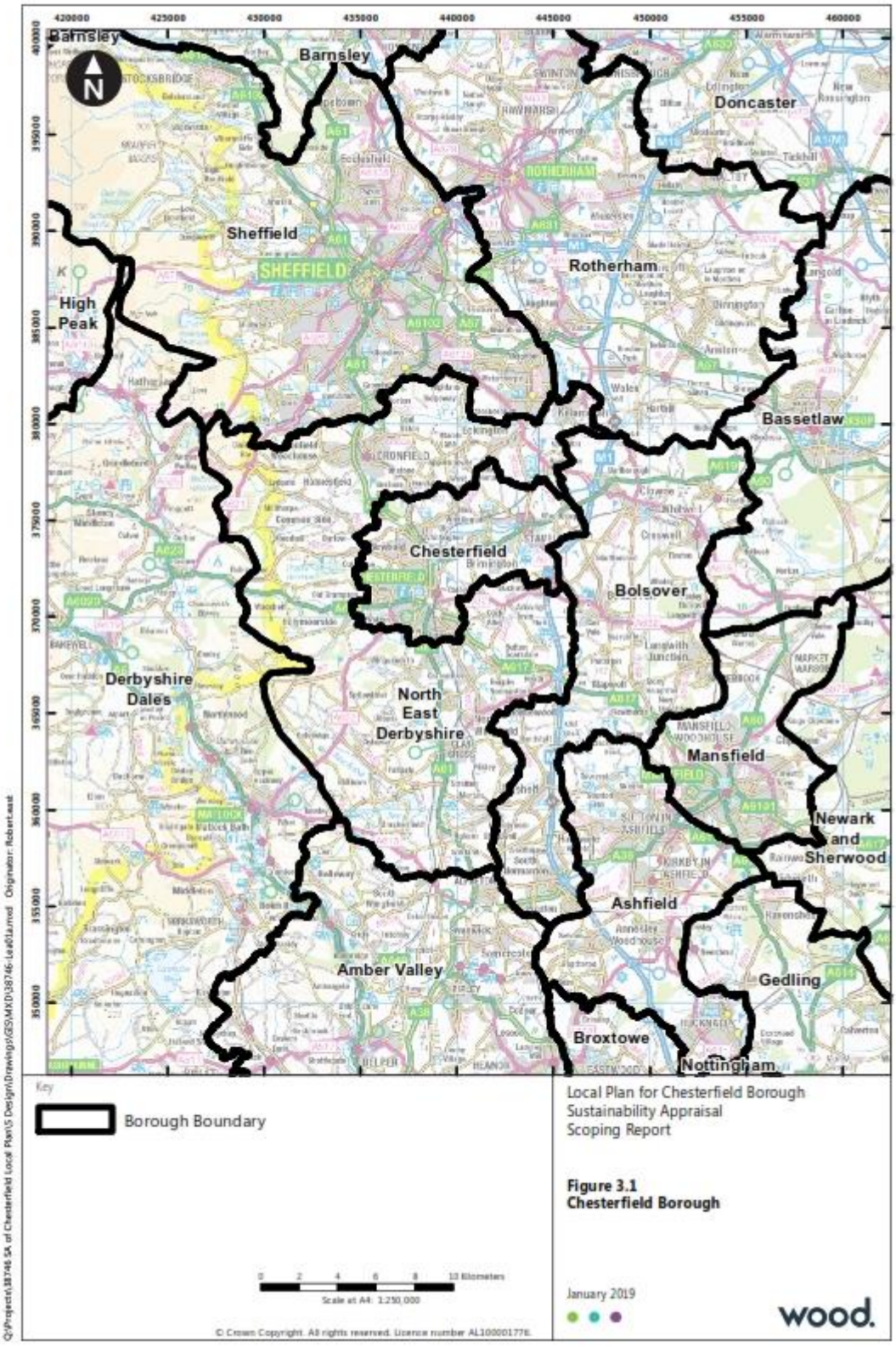
3.2.8 Chesterfield's Western Suburbs of Holme Hall, Brockwell, Ashgate, Brampton, Brookside and Walton are largely residential areas built around the valleys of the Holme Brook and the river Hipper. Both valleys form important green wedges and there is a good distribution of parks, playing fields and woodlands, with Holmebrook Valley park being the largest green space. This western side of the town directly abuts the countryside in neighbouring North East Derbyshire, most of which is designated as Green Belt to preserve its openness. There are pockets of land

[16] Available online at: https://www.nomisweb.co.uk/reports/lmp/la/1946157135/report.aspx [Accessed October 2018]

within the western suburbs of the Borough which are indicated as a primary area of multiple environmental sensitivity by Derbyshire County Council.

3.2.9 The A61 Corridor South is another gateway route to the town centre. It is mainly residential, with Birdholme, Grangewood, St Augustines and Boythorpe on the western slopes of the Rother valley and parts of Hasland to the east. Employment areas adjoin the river at Turnoaks Business Park and Storforth Lane. Through traffic adds to the flow of local and town centre vehicle users in this restricted corridor, leading to problems of congestion. Residents, pedestrians, cyclists and public transport users all suffer poor air quality and environment along Derby Road as a result. These effects and the congestion are exacerbated whenever there are traffic flow problems on the M1, as the A61 acts as a diversion route for many users. In this corridor the River Rother acts as a partial green route, but it brings with it significant flood risk in the St Augustines area where there is a risk of it breaching flood defences in extreme conditions.

Figure 3.1 Chesterfield Borough



3.2.10 Hasland, Spital and Hady form the south eastern part of Chesterfield. Hasland is a distinct community on the east side of the Rother valley with a well-established local centre providing a

wide range of services, a secondary school, a primary school and a fine recreation ground and community hall. Good daytime bus services connect it to Chesterfield Town Centre and the southern A61 corridor. On its south side Hasland borders directly on to the Green Belt in neighbouring North East Derbyshire and some of the Green Belt also takes in land within the Borough adjoining the Hasland Hall housing estate. Neither Spital nor Hady have a local centre as such, though both benefit from a number of community facilities including Hady primary school. Frequent bus services along the A632 and on Spital Lane make most facilities relatively accessible for residents. The Royal Hospital between Hady and Calow provides a wide range of medical services and employment opportunities.

3.2.11 Newbold, Littlemoor and Dunston occupy low hills and their slopes on the west side of the Rother valley. The older of the settlements, Newbold, has a more varied character and community facilities loosely grouped in a local centre with a village character. All three areas have frequent bus services.

3.2.12 Staveley is a small town on the eastern side of the Borough. The town is set above the southern edge of the valley of the River Rother, with views of the higher land in Bolsover to the east, the Green Belt to the north and the more distant Peak District beyond Chesterfield.

3.2.13 Several parts of Staveley have problems of deprivation and high unemployment. These are at Middlecroft and at Hollingwood and Inkersall, but also at the smaller communities of Poolsbrook and Duckmanton, Mastin Moor and Barrow Hill. Barrow Hill and Poolsbrook suffer from multiple deprivation. The smaller communities are all at some distance from the services to be found in Staveley town centre and have only a limited range of community facilities themselves. They are therefore dependent on public transport to reach the town centre and destinations like the secondary schools at Middlecroft and Netherthorpe.

3.2.14 Barrow Hill is a smaller, separate settlement formerly closely associated with employment in the Staveley Works complex. It has Green Belt to north, west and east and the landscape to the north, east and west is indicated as a secondary area of multiple environmental sensitivity by Derbyshire County Council. Although its nineteenth century heritage is still visible in some attractive buildings and at the unique, working railway roundhouse, the village itself now is challenged with deprivation and high unemployment. Barrow Hill is within the top 10% of most deprived areas in England. Public transport links are not particularly regular or convenient, increasing the difficulties for residents seeking employment and the use of facilities in other areas of the Borough. In recent years community facilities there have dwindled.

3.2.15 In the Staveley and Rother Valley Corridor beside the River Rother to the north of the town, over 150 hectares of former industrial land was once occupied by foundries, coal and chemical works. Most of the vacant land is derelict and a planning study has been undertaken to assess the feasibility of a range of remediation schemes and new uses. The River Rother and the Chesterfield Canal are important green links through the Staveley and Rother Valley Corridor which bring with them some risks of flooding. Where the Rother flows out of the Borough northwards towards Eckington, flood control measures at Slitting Mill are identified as at risk of breaching in extreme conditions.

3.2.16 The Eastern Villages are four smaller settlements separate from the rest of the urban parts of the Borough. These are Mastin Moor, Woodthorpe, Poolsbrook and Duckmanton, all of which flourished when employment was available locally in the coal mines. The last of these local mines, Markham Colliery and the nearby Bolsover Colliery, eventually closed in 1993. Since then three of the four communities have faced similar difficulties to those of Barrow Hill in respect of deprivation and high unemployment, the exception being Woodthorpe. Services have dwindled in all four, but Mastin Moor and Duckmanton are relatively well-served by public transport. Mastin Moor and Duckmanton are both characterised by social housing, with most homes being of one size and tenure, resulting in social imbalance and not meeting the diverse needs of local people.

3.2.17 To the south east of Staveley is the Markham Vale employment development off motorway junction 29A of the M1 that was built specifically to serve it. Markham Vale is a 127.3 hectare employment site which straddles the three local planning Authorities in north eastern Derbyshire. Two thirds of the site is located in the south east of the Borough. It is on the site of the former Markham Colliery. Its regeneration is a key part of the area's response to the loss of the mining industry. It is a strategic site serving a sub-regional area, with the potential to create up to 2,000 jobs which will assist the recovery of the local economy and communities. As of April 2012, Markham Vale also forms part of the Sheffield City Region Enterprise Zone, which seeks to encourage growth in the advanced manufacturing sector within the M1 corridor in North Derbyshire and South Yorkshire.

3.2.18 Brimington is a separate community with its own parish council and distinct identity, separate from that of Chesterfield and Staveley. Although they are close to the main built-up area of Brimington, Tapton and Brimington Common and Hollingwood have the character of distinct communities. The A619 which runs through the centre of the village carries heavy concentrations of through traffic using junctions 30 and 29A on the M1, but also travelling between Chesterfield and more easterly parts of Derbyshire and Nottinghamshire. South of Brimington Common, the Royal Hospital is Chesterfield's biggest employer and has a significant traffic and landscape impact.

3.3 Key Sustainability Issues

3.3.1 From the analysis of the baseline presented in the preceding sections and set out in more detail in **Appendix D**, a number of key sustainability issues affecting the Borough have been identified. These issues are summarised in **Table 3.1**.

Table 3.1 Key Sustainability Issues

Topic	Key Sustainability Issues
Biodiversity and Green Infrastructure	• The need to conserve and enhance biodiversity including sites designated for their nature conservation value. • The need to maintain, restore and expand the Borough's priority habitats. • The need to safeguard existing green infrastructure assets. • The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate.
Population and Community	• The need to enable housing growth and plan for a mix of accommodation to suit all household types. • The need to make best use of and improve the quality of the existing housing stock. • The need to address rising house prices and increase opportunities for homeownership. • The need to address the housing needs of those with physical disabilities. • The need to bring forward key employment sites, achieve economic growth and diversify the local economy in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people. • The need to support the delivery of the Sheffield City Region and the D2N2 Local Enterprise Partnership Strategic Economic Plans. • The need to increase local employment opportunities in order to reduce the gap between the number of households in the Boroughs' settlements and the availability of local jobs. • There are significant concerns about entrenched and worsening deprivation in several Chesterfield neighbourhoods. All six of the Chesterfield LSOAs in the 10% most deprived in 2015 have deteriorated since 2010.

Topic	Key Sustainability Issues
	• The need to maintain and improve educational attainment and skills in the local labour force. • The need to maintain and enhance the vitality of the Borough's town centres and larger villages. • The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development. • The need to support and grow tourism.
Health and Wellbeing	• The need to protect and improve the health and wellbeing of the Borough's population. • The need to promote healthy lifestyles and in particular address obesity and levels of physical activity. • The need to protect and enhance open space provision across the Borough in accordance with the 2015 Open Space Strategy.
Transport and Accessibility	• The need to ensure timely investment in transport infrastructure and services. • The need to address congestion, particularly on key routes in the Borough, • The need to enhance the connectivity of the Borough's main settlements. • The need to encourage alternative modes of transport to the private car. • The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel. • The need to encourage walking and cycling.
Land Use, Geology and Soil	• The need to encourage development on previously developed (brownfield) land. • The need to make best use of existing buildings and infrastructure. • The need to protect the best and most versatile agricultural land.
Water	• The need to protect and enhance the quality of the Borough's water sources. • The need to promote the efficient use of water resources. • The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development. • The need to take national planning policy on flood risk (including the implications of climate change) into account when allocating land for development.
Air Quality	• The need to minimise the emissions of pollutants to air. • The need to improve air quality, particularly in the Borough's one AQMA.
Climate Change	• The need to ensure that new development is adaptable to the effects of climate change. • The need to mitigate climate change including through increased renewable energy provision.
Material Assets	• The need to minimise waste arisings and encourage reuse and recycling. • The need to promote the efficient use of mineral resources. • The need to ensure the protection of the Borough's mineral resources from inappropriate development.
Cultural Heritage	• The need to protect and enhance the Borough's cultural heritage assets and their settings.
Landscape	• The need to conserve and enhance the Borough's landscape character. • The need to promote high quality design that respects local character.

4. SA Approach

4.1 Introduction

4.1.1 This section describes the proposed approach to the SA of the Local Plan. In particular, it draws on the information contained in Sections 2 and 3 to develop the appraisal framework (the SA Framework) and sets out how this Framework will be used to support the appraisal of the key components of the Local Plan (including reasonable alternatives).

4.2 SA Framework

4.2.1 Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the Local Plan. Broadly, the SA objectives reflect the long term aspirations for the Borough with regard to social, economic and environmental considerations and it is against these objectives that the performance of strategic options will be appraised.

4.2.2 **Table 4.1** presents the SA Objectives and Guide questions. **Appendix E** presents the SA Framework including SA objectives and associated guide questions to be used in the appraisal of the Local Plan. The objectives and guide questions have been carried forward from earlier work undertaken by the Council as they are still considered to be suitable based on the reviews of plans and programmes (Section 2) and the key sustainability issues identified through the analysis of the District's socio-economic and environmental baseline conditions (**Section 3**). This approach also enables some continuity of approach with work on previous plans. In addition to the guide questions, a set of thresholds have been developed to help identify the significance of potential effects associated with sites. The thresholds aim to ensure consistency and transparency in the appraisal.

Table 4.1 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?

SA Objective	Guide Questions	
	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?
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)?

SA Objective	Guide Questions	
	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?

4.2.3 **Table 4.2** shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.

Table 4.2 Coverage of the SEA Directive Topics by the SA Objectives

SEA Directive Topic	SA Objective(s)
Biodiversity	5
Population *	1, 2, 3, 11,12
Human Health	2
Fauna	5

SEA Directive Topic	SA Objective(s)
Flora	5
Soil	7
Water	7
Air	7,
Climatic Factors	8,9
Material Assets *	10,12
Cultural Heritage including architectural and archaeological heritage	4
Landscape	6

* These terms are not clearly defined in the SEA Directive.

4.3 Methodology

4.3.1 Based on the scope of the Local Plan detailed in **Section 1**, the SA Framework has been used to appraise the following key components of the Plan (and reasonable alternatives where these exist):

- vision and strategic objectives;
- spatial strategy (in respect of the quantum of housing and employment development and the distribution of development), including strategic locations;
- policies (including policy options); and
- site allocations and reasonable alternatives.

4.3.2 The approach to the appraisal of each of the Plan components listed above is set out in the sections that follow. Later iterations of the SA will also consider smaller scale site allocations.

Vision and Objectives

4.3.3 It is important that the vision and strategic objectives of the Local Plan are aligned with the SA objectives. The Local Plan vision and objectives will therefore be appraised for their compatibility with the objectives that comprise the SA Framework to help establish whether the general approach to the Plan is in accordance with the principles of sustainability. A compatibility matrix has been used to record the appraisal similar to that presented in **Table 4.3**.

Table 4.3 Example of a Compatibility Matrix

SA Objective	Local Plan Vision/Objective			
	Vision	Objective 1	Objective 2	Objective 3, etc
1. To conserve and enhance biodiversity and geodiversity and promote improvements to the Borough's green infrastructure network.	+	0	+	?
2. To ensure that the Borough's housing needs are met.	+	-	+	+
3. Etc...	+	0	+	?

Key

+	**Compatible**	?	**Uncertain**
0	**Neutral**	-	**Incompatible**

Spatial Strategy

4.3.4 The Local Plan will set out the spatial strategy for the Borough in terms of the quantum and broad distribution of future development. The spatial strategy, including reasonable alternatives, have been appraised against each of the SA objectives that comprise the SA Framework using an appraisal matrix. The matrix includes:

- the SA objectives;
- a score indicating the nature of the effect for each spatial strategy option;
- a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- recommendations, including any mitigation or enhancements measures.

4.3.5 The format of the matrix used to appraise the effects of spatial options is shown in **Table 4.4.** A qualitative scoring system is used which is set out in see **Table 4.6** and to guide the appraisal, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 12 SA objectives; these can be found in **Appendix E**.

Table 4.4 Proposed Appraisal Matrix – Spatial Strategy

SA Objective	Spatial Strategy Option				Commentary on effects of each option
	Option 1	Option 2	Option 3	Etc	
1. To conserve and enhance biodiversity and geodiversity and promote improvements to the Borough's green infrastructure network.	++	+	-	0	**Likely Significant Effects** A description of the likely effects of each option on the SA Objective will be provided here. **Mitigation** Mitigation and enhancement measures will be outlined here. **Assumptions** Any assumptions made in undertaking the appraisal will be listed here. **Uncertainties** Any uncertainties encountered during the appraisal will be listed here.

Housing and Employment Land Target Options

4.3.6 The Regulation 18 draft Local Plan set out options relating to the quantum of housing and employment land to be accommodated in the Borough over the plan period. These options were been appraised against each of the SA objectives that comprise the SA Framework using an appraisal matrix that enables a comparison of the sustainability performance of the options. The matrix includes:

- the SA objectives;
- a score indicating the nature of the effect for each option on each SA objective;
- a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- recommendations, including any mitigation or enhancements measures.

4.3.7 The format of the matrix that was used in the appraisal is shown in **Table 4.5.** A qualitative scoring system has been adopted which is set out in **Table 4.6** and to guide the appraisal, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 12 SA objectives; these can be found in **Appendix E**.

Table 4.5 Appraisal Matrix – Housing and Employment Target Options

SA Objective	Options				Commentary on effects of each option
	Option 1	Option 2	Option 3	Etc	
1. To conserve and enhance biodiversity and geodiversity and promote improvements to the Borough's green infrastructure network.	++	+	-	0	**Likely Significant Effects** A description of the likely effects of each option on the SA Objective will be provided here. **Mitigation** Mitigation and enhancement measures will be outlined here. **Assumptions** Any assumptions made in undertaking the appraisal will be listed here. **Uncertainties** Any uncertainties encountered during the appraisal will be listed here.

Appraising Policies and Options

4.3.8 The Sustainability Appraisal Framework at **Appendix E** to this document includes a set of objectives and guide questions that have been used to frame the appraisal of policies against each objective. **Table 4.6** sets out the scoring system used to record potential effects.

4.3.9 Policies have been assessed by Local Plan section with a separate matrix produced for each section (rather than a separate matrix for each policy, which can become very repetitive). The matrix identifies potential effects and whether or not they are considered significant, for each objective there is also an opportunity to record any suggested mitigation (or changes to policy) and any assumptions and uncertainties. Where the Council has identified alternative approaches these are also made explicit and assessed.

Table 4.6 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.	+/?

Appraising sites

4.3.10 The Pre-Submission Local Plan identifies proposed site allocations including a number of strategic sites. The proposed site allocations have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance (**Appendix E**).

4.3.11 Additionally, reasonable alternative sites considered by the Council in developing the Local Plan to-date have been subject to SA using the SA objectives and reporting matrices to ensure consistency with the preferred options.

4.3.12 It should be noted that the site appraisal does not take into account the provisions of the associated site allocation policies nor the mitigation provided by the other proposed Local Plan policies contained in the document. This is to ensure that all sites are considered equally.

4.3.13 The site appraisal criteria and outcomes of this assessment are presented at **Appendix I to P**.

Secondary, Cumulative and Synergistic Effects

4.3.14 The SEA Directive and SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it will be important to consider the combined sustainability effects of the policies and proposals of the Local Plan both alone and in-combination with other plans and programmes.

4.3.15 An analysis of the cumulative effects associated with draft policies has been undertaken and is presented in **Section 5.8** of this report.

4.4 Difficulties Encountered in Compiling the Report

Uncertainties

- The exact composition and design of future development proposals is unknown and would be subject to planning approval;
- The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers;
- The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability;
- The exact scale of greenhouse gas emissions associated with Plan options will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period; and
- The exact scale of waste associated with the Plan options will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse;

Assumptions

- For those sites with planning consent, it is assumed that socio-economic and environmental impacts have been duly considered as part of the planning application process;
- It is assumed that the Council will continue to liaise with infrastructure providers with regard to infrastructure requirements for future development;
- It is assumed that Environmental Statements will be submitted in support of planning applications for the development of the strategic sites considered in the SA Report and that appropriate mitigation measures will be identified and implemented;
- It is assumed that, where appropriate, development proposals would be accompanied by a Flood Risk Assessment (FRA) and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk; and
- It is assumed that sites identified in the SA would come forward for development as anticipated in the Local Plan.

4.5 When the SA was Undertaken and by whom

4.5.1 Wood appraised the policies in the Local Plan and associated options in the Autumn and Winter of 2018. The Council has undertaken the appraisal of housing and employment sites and also considered options for the provision of gypsy and traveller sites. Wood advised the Council on these elements of the SA.

5. Appraisal Results

5.1 Introduction

5.1.1 This section presents the findings of the appraisal of effects of the Pre-Submission Local Plan against the SA objectives. This includes the representation of some of the appraisals undertaken of the Consultation Draft Local Plan regarding the options considered, and the preferred options selected.

5.1.2 The section contains the assessment of the compatibility of the Local Plan vision and strategic objectives with the SA objectives (**Section 5.2**) before presenting a summary of the appraisals of the housing and employment land target options (**Sections 5.3 and 5.4**) and spatial options (**Section 5.5**). Policies are considered in **Section 5.6** and options for Strategic Sites are considered in **Section 5.7.** The potential for cumulative effects is discussed in **Section 5.8**. A high level review against the NPPF is summarised in **Section 5.9**. The findings of preliminary work on the HRA are considered in **Section 5.10.** Recommendations are presented in **Section 5.11**.

5.2 Local Plan Vision and Objectives

5.2.1 A matrix has been completed to assess the compatibility of the Vision and Objectives contained in the draft Local Plan and the SA objectives. **Table 5.1** presents the results of this compatibility assessment.

Vision

5.2.2 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.

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

5.2.4 As with any vision of this nature, there is the potential for conflicts particularly between those elements of the vision that support economic growth and social transformation and SA objectives concerning environmental protection and enhancement (and vice-versa), although the extent of any conflict is likely to depend on how the vision is realised through the policies and proposals of the Local Plan. In consequence where the relationship between the vision and SA objectives relating to cultural heritage, biodiversity and landscape has been assessed as being compatible, a degree of uncertainty has been identified.

5.2.5 Incompatibilities have been identified between the vision and resources (SA objective 7), climate change (SA objective 9) and waste and resource use (SA objective 10). This reflects the fact that the reality of growth is an increase in car and HGV use, and an anticipated increase in the use of

resources and generation of waste during the construction and operation of new development in the District.

5.2.6 The potential for both compatibilities and incompatibilities has been identified in respect of those SA objectives relating to climate change (SA objective 9) and minimising the environmental impacts of waste and pollution (SA objective 10). This reflects that whilst new development could help to reduce the need to travel by car and associated emissions to air (through, for example, the provision of locally accessible community facilities and services and employment opportunities), development will inevitably lead to an increase in vehicle movements and emissions during both construction and operation, particularly in respect of new housing and economic development. This also reflects the fact that new development will inevitably result in waste generation.

5.2.7 Overall, the vision leaves room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors. The effects are highly dependent on how economic, social and environmental sustainability are balanced and, in this regard, it is recommended that the Vision places more explicit emphasis on the promotion of sustainable development as an underpinning theme, or a Strategic Objective is added to this end.

Strategic Objectives

5.2.8 The draft Local Plan objectives are broad ranging spanning socio-economic and environmental themes. As a result, none of the Local Plan objectives have been assessed as being incompatible with all of the SA objectives whilst compatibilities have been identified against each SA objective.

5.2.9 The objectives are:

- S1: Minimise greenhouse gas emissions in line with Government targets, increase the use of renewable energy and help the Borough adapt to the effects of climate change.
- S2: Provide sites for 4,374 homes to be built between 2018 and 2033 to meet the housing requirement for Chesterfield Borough
- S3: Support the growth, vitality and viability of Chesterfield and Staveley town centres and the Borough's district and local centres.
- S4: Adopt the approach to flood risk set out by the Government in allocating land for development, so that risk of flooding at existing and new properties is reduced.
- S5: Deliver significant amounts of affordable and adaptable housing to meet identified needs.
- S6: Provide 44 ha of new employment land between 2016 and 2033.
- S7: Promote a net gain in biodiversity and protect and improve the Borough's key green infrastructure assets and landscape character.
- S8: Ensure that new development is designed to a high standard, promotes architectural quality, energy efficiency, protects and enhances the Boroughs historic environment and reflects local distinctiveness.
- S9: Tackle traffic congestion, improve air quality, secure strategic improvements to the transport system in the Borough and enable healthier and more sustainable transport choices.
- S10: Ensure that all development is supported by appropriate and inclusive infrastructure provision.
- S11: Maintain and enhance the Green Belt.

- S12: Restore the Chesterfield Canal to a navigable state along all its length within the Borough.
- S13: Enhance the health and wellbeing of the Borough's residents.

5.2.10 Those SA objectives that are particularly well supported by the Local Plan objectives include SA objective 1 (housing), SA objective 3 (sustainable communities) and SA objective 12 (improve accessibility to jobs and services. This reflects the emphasis of several of the Local Plan objectives on the delivery of sustainable growth to meet local needs. The Local Plan objectives that support the protection and enhancement of the Borough's natural and built environment, and climate change mitigation and adaptation, meanwhile, have been assessed as being compatible with those SA objectives related to the built environment (SA objective 4), biodiversity (SA objective 5) and minimising the Borough's contribution to climate change (SA objective 9).

5.2.11 The assessment presented in **Table 5.1** does highlight that in some instances tensions may exist between the two sets of objectives. Such tensions are common to any exercise of this nature and do not reflect badly on the content of the draft Local Plan. Where tensions have been identified, this primarily relates to, on the one hand, the aspiration for growth to meet local needs and deliver economic prosperity, and on the other, the need to protect and enhance the Borough's environmental assets and minimise resource use, waste and greenhouse gas emissions. In this respect, the Local Plan objectives 'Provide Sites for 4,374 homes…', and 'Provide 44ha of new employment land…' in particular could have adverse impacts on cultural heritage (SA objective 4), biodiversity (SA objective 5) and landscape (SA objective 6) and will lead to increased resource use (including land and water), waste generation and emissions associated with new housing and economic development.

5.2.12 Conversely, those Local Plan objectives that seek to protect and enhance the Borough's environmental assets and address climate change could restrict new economic and residential development resulting in tensions in respect SA objective 2 (housing) and SA objective 6 (economy) in particular, though it is recognised that there are opportunities through new housing and economic development to provide environmental enhancements.

5.2.13 The potential for both compatibilities and incompatibilities has been identified in respect of those SA objectives relating to health and reducing inequality (SA objective 2), minimising the Borough's contribution to climate change (SA objective 9) and minimising the environmental impacts of waste and pollution (SA objective 10). This reflects that whilst new development could help to reduce the need to travel by car and associated emissions to air (through, for example, the provision of locally accessible community facilities and services and employment opportunities), development will inevitably lead to an increase in vehicle movements and emissions during both construction and operation. This also reflects the fact that new development will inevitably result in waste generation.

5.2.14 Where the assessment has identified uncertainties in the relationship between the Local Plan objectives and SA objectives, this reflects uncertainties with regard to the scale, type and location of development that could come forward as a result of the implementation of the Local Plan (in particular in relation to the delivery of 4,374 new homes and 44ha of employment land).

5.2.15 Collectively, the Local Plan objectives are considered to be broadly supportive of the SA objectives. Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Local Plan objectives. As such, an incompatibility does not necessarily mean an insurmountable issue but one that may need to be considered in the development of Local Plan policies.

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Table 5.1 Vision and Objectives Compatibility Test

SA Objective	Local Plan Vision/Objective (see above for full text)													
	Vision	Objective S1 Greenhouse gases	Objective S2 Homes	Objective S3 Town centre vitality	Objective S4 Flood risk	Objective S5 Affordable and adaptable housing	Objective S6 Employment land	Objective S7 Biodiversity and landscape character	Objective S8 Design	Objective S9 Transport	Objective S10 Infrastructure provision	Objective S11 Green Belt	Objective S12 Chesterfield Canal	Objective S13 Health and well-being
1. To ensure that housing stock meets the needs of all communities in the Borough.	+	+	+	+	+	+	0	?	+	0	+	0	0	0
2. To improve health and reduce inequalities.	+	+	+/-	+	+	+	+/-	+	+	+	+	+	+	+
3. To create sustainable communities.	+	0	+	+	+	+	+	+	+	+	+	+	+	+
4. To enhance and conserve cultural heritage of the Borough.	+/?	-/?	-/?	-/?	0	-/?	-/?	+	+	+/-	?	+	+	0
5. To protect and enhance biodiversity.	+/?	0	-/?	-/?	0	-/?	-/?	+	+	+/-	?	+	+	0
6. Protect and manage the landscape of North East Derbyshire.	+/?	-/?	-/?	-/?	0	-/?	-/?	+	+	+/-	?	+	+	0

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SA Objective	Local Plan Vision/Objective (see above for full text)													
	Vision	Objective S1 Greenhouse gases	Objective S2 Homes	Objective S3 Town centre vitality	Objective S4 Flood risk	Objective S5 Affordable and adaptable housing	Objective S6 Employment land	Objective S7 Biodiversity and landscape character	Objective S8 Design	Objective S9 Transport	Objective S10 Infrastructure provision	Objective S11 Green Belt	Objective S12 Chesterfield Canal	Objective S13 Health and well-being
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals.	-	+	-/?	-/?	+	-/?	-/?	+	+	+/-	?	+	+	0
8. Plan for the anticipated levels of climate change.	+	+	0	0	+	0	0	0	0	0	0	+	0	0
9. Minimise the Borough's contribution to climate change.	+/-	+	0	-	0	0	-	+	+	+	+	+	0	+
10. Minimise the environmental impacts of waste and pollution.	+/-	+	+/-	-	0	0	+/-	+	+	+	+/-	0	+	+
11. Develop a strong culture of enterprise and innovation.	+	+/?	0	+	0	0	+	0	0	0	+	0	0	+
12. Improve the accessibility to jobs and services.	+	0	+	+	0	+	+	0	0	+	+	0	0	+

Key

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+	Compatible	?	Uncertain
0	Neutral	-	Incompatible
Where scores are mixed or there is uncertainty shading is used, e.g.		+/-	

5.3 Housing Target Options

Overview

5.3.1 The Council identified three options relating to the quantum of new housing to be delivered in the Borough over the plan period, section 1.4 of this report provides additional background. The options are 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 equates to a total requirement of 270 homes per annum;
- Option 2 - LEP aspirational growth 345 homes per annum;
- 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.

5.3.2 Since the above options were consulted on, the NPPF (2018) has implemented a new standard method for calculating local housing need developed by the Ministry of Housing and Local Government (MHCLG), to enable all communities to have a clear, transparent understanding of the homes they need as a minimum. The PPG notes that "*The standard method for assessing local housing need provides the minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore there will be circumstances where actual housing need may be higher than the figure identified by the standard method*" (Paragraph: 010 Reference ID: 2a-010-20180913 Revision date: 13 09 2018).

5.3.3 Where additional growth above historic trends is likely to or is planned to occur over the plan period, an appropriate uplift may be considered. This will be an uplift to identify housing need specifically and should be undertaken prior to and separate from considering how much of this need can be accommodated in a housing requirement figure. Circumstances where this may be appropriate include, but are not limited to:

- Where growth strategies are in place, particularly where those growth strategies identify that additional housing above historic trends is needed to support growth or funding is in place to promote and facilitate growth (e.g. Housing Deals);
- Where strategic infrastructure improvements are planned that would support new homes; and
- Where an authority has agreed to take on unmet need, calculated using the standard method, from neighbouring authorities, as set out in a statement of common ground.

5.3.4 PPG also notes that the housing need figure generated using the standard method may change when National Household projections and affordability ratios are updated by the Office of National Statistics and this should be taken into consideration by strategic policy-making authorities (Paragraph: 008 Reference ID: 2a-008-20180913 Revision date: 13 09 2018).

5.3.5 The Council has subsequently updated its SHMAA in November 2017 and this identified an OAN of 265 dwellings per annum.

5.3.6 The updated SHMA produces an overall requirement broadly in accordance with option 3 (an OAN of 4374 compared to 4392, and total target of 5450 compared to 5652), although further evidence of delivery has highlighted that the proposed reserve sites would need to be incorporated into the

mainstream allocations and additional sites identified. The LHN figure would be similar to Option 1 (OAN of 3,720, plus 20% for historic under delivery, giving 4464 dwellings.

5.3.7 Each option has been appraised against the SA objectives. The findings of the appraisal are summarised in Table NTS.3 and discussed below. An appraisal matrix for the three options is presented in **Appendix F**.

Summary of Effects

5.3.8 Each option has been appraised against the SA objectives and in accordance with the approach detailed in **Section 4.3**. The findings of the appraisal are presented in **Table 5.2** and summarised below. An appraisal matrix for the three options is presented in **Appendix F**.

Table 5.2 Housing Growth Options Appraisal (Homes per Year, 2015-2033)

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
Option 1: SHMA OAN 244 (270 allowing for under delivery)	++	++	++	?	?	?	-/?	0	-/?	-/?	0	+/?
Option 2: LEP aspirational growth 345 homes per annum	++	++	++	?	-/?	-/?	--/?	0	--/?	--/?	0	++/?
Option 3: Option 1 plus Reserve Sites (up to c1,260 dwellings)	++	++	++	?	?	?	-/?	0	-/?	-/?	0	+/?

5.3.9 All of the options would make a significant positive contribution towards SA objectives 1 'Housing' and 2 'Health' as there are benefits associated with good quality affordable housing. All of the options could also make a significant contribution to SA objective 3 'Sustainable Communities' by helping to support new facilities and services and help deliver them. There are uncertain effects associated with SA objectives for cultural heritage (4), biodiversity (5) and landscapes (6) due to the inherent uncertainties associated with the location of such growth. Without further clarity on location, the receiving environment and design, uncertainties are also identified for natural resources (7), climate change mitigation (9) and waste and pollution (10). Option 2 provides for the most development and is therefore most likely to have the greatest impact on these objectives. The potential for a significant negative effect is therefore identified in relation to Option 2 and

these objectives. It is assumed that Option 2 would be linked to the LEPs aspiration for a growth in job numbers and so a significant positive impact in relation to SA Objective 12 'Access to jobs and services' is envisaged, however if housing provision took place without the associated growth in jobs for any reason this could lead to more out-commuting from the Borough, working against this objective.

The Preferred Option

5.3.10 There is sufficient supply of housing sites to meet the housing requirement (based on the OAN) within the plan period and whilst it is assumed that there would be preferential use of previously developed land and buildings, such as within the Staveley and Rother Valley Corridor, greenfield land would also be required. Overall, the Council's preferred option is Option 3 because provides greater flexibility and is therefore preferred over Option 1. Option 2 was rejected because it would require additional greenfield releases and is not considered by the Council to be realistic or deliverable, it has however been assessed on a precautionary basis to ensure compliance with the SEA Directive.

5.4 Employment Growth Options

Overview

5.4.1 The Council has identified three options relating to the quantum of new employment land to be delivered in the Borough over the plan period. The options are 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.

Summary of Effects

5.4.2 Each option has been appraised against the SA objectives and in accordance with the approach detailed in **Section 4.3**. The findings of the appraisal are presented in **Table 5.3** and summarised below. A matrix for the three options is presented in **Appendix G**.

5.4.3 Option 3 could impact negatively on SA objective 1 'Housing' because the amount of land required means that sites that might be suitable for housing would need to be developed for employment instead, which might impact on the ability of the Council to meet this objective within the plan period and longer term.

5.4.4 All of the options were judged to make a significant positive contribution towards SA objective 2 'Health' because there are recognised health benefits associated with employment, given the health and well-being in the borough detailed by the 2015 Index of Multiple Deprivation.

5.4.5 In relation to SA objectives 3 'Sustainable Communities' and 12 'Access to jobs and services', a significant positive contribution is anticipated across objectives however some uncertainty is identified for Options 2 and 3 because they could lead to in-commuting unless housing numbers increased accordingly. The difference between options 1 and 2 amounts to 6ha but the difference between options 1 and 3 amounts to 13ha.

5.4.6 Options 2 and 3 could lead to greater impacts on objectives relating to biodiversity and landscape, when compared to Option 1 but this is uncertain and would depend on the location and nature of the sites.

5.4.7 All of the options are judged to perform positively against SA objective 11 'Enterprise and Innovation' as the provision of land for employment provides one of the building blocks for the achievement of this objective. It will be important that a range of sites and premises are provided, including starter and incubator units whichever option is pursued.

Table 5.3 Employment Growth Options Appraisal (Employment Land provision 2015-2033)

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
Option 1: 77 ha	0	++	++	?	?	?	-/?	0	-/?	-/?	++	++
Option 2: 83 ha	0	++	++/?	?	-/?	-/?	-/?	0	-/?	-/?	++	++/?
Option 3: 90 ha	-/?	++	++/?	?	-/?	-/?	-/?	0	-/?	-/?	++	++/?

The Preferred Option

5.4.8 Option 2 is the Council's preferred because it provides 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 has 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.

5.5 Spatial Options

5.5.1 The Council identified four strategic options for the distribution of growth across the Borough:

- Option 1: Concentrate development in existing centres of Chesterfield, Staveley and Brimington;
- Option 2: Expansion at key locations (Dunston, Staveley Works, Brimington North and South, Duckmanton, Mastin Moor);
- Option 3: Disperse development throughout the Borough; and
- Option 4: Concentration and regeneration (a combination of Options 1 and 2).

5.5.2 Each option was appraised against the SA objectives in the January 2017 report, in accordance with the approach detailed in **Section 4.3**. The findings of the appraisal are presented in **Table 5.4** and summarised below. Detailed appraisal matrices are contained in **Appendix H.**

Table 5.4 Spatial Options (2015-2033)

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
1: Concentrate development in existing centres	++/?	++	++	+/?	0/?	+/-	0/-	+/?	0/-	0/-	++	++/?
2: Expansion at key locations	++/?	++	++	+/?	?	+/-	0/-	+/?	0/-	0/-	++	+/?
3: Disperse development	+/?	?	+/?	+/?	?	?/-	-	?	0/--	-	++/?	+/-
4: Concentration and regeneration	++/?	++	++	+/?	0/?	+/-	0/-	+/?	0/-	0/-	++	++/?

Option 1: Concentrate development in existing centres

Overview

5.5.3 This option seeks to concentrate development in the existing centres of Chesterfield, Staveley and Brimington.

Summary of Effects

5.5.4 This option would have a number of sustainability benefits through concentration of development in these existing centres which have good access to services and public transport and therefore are sustainable locations for new development. Given Chesterfields industrial legacy, the amount of brownfield and vacant land would be significantly reduced through this option which would help to regenerate these existing centres. Given the scale of potential regeneration there would be opportunities to secure developer contributions to affordable housing, new areas of open space and green infrastructure etc.to meet the needs of the population in these centres and would help to create and strengthen sustainable communities in these locations.

5.5.5 Whilst prioritising the development of brownfield over greenfield land as part of the regeneration of these existing centres is in many ways sustainable, careful consideration would need to be given to the ecological value of such land given that brownfield land can provide good habitat for a variety of species. However, it is recognised that policy CS9 of the draft Local Plan seeks to

conserve and enhance green infrastructure and biodiversity which would help to mitigate any adverse biodiversity impacts from regeneration of brownfield and derelict land. There would be health benefits associated with the remediation of brownfield / derelict land and also through promoting use of public transport provision on offer in these locations which would help to reduce reliance on the car and associated vehicle emissions.

5.5.6 Overall this option is considered to be largely sustainable and would have a number of positive impacts, however would not help to regenerate other areas in Chesterfield which could be to the detriment of the Borough's population as a whole.

Option 2: Expansion at key locations

Overview

5.5.7 This option seeks to concentrate development at key locations in the Borough which are Dunston, Staveley Works, Brimington North and South, Duckmanton and Mastin Moor.

Summary of Effects

5.5.8 The expansion of housing and employment development at key locations would offer a number of sustainability benefits due to such development occurring in largely sustainable locations that can build upon existing services and good access to public transport provision, which would help to create sustainable communities in this location. This option would also see the development of housing and employment sites in close proximity to each other which could help to reduce journey times and reliance on the car. This would also have positive benefits in relation to human health and climate change by helping to reduce vehicle emissions.

5.5.9 There is uncertainty in relation to biodiversity and landscape which reflects that whilst brownfield land can be prioritised for development, greenfield land will also be required to meet development needs. Biodiversity impacts would depend upon the ecological value of the site in question and so impacts could only be fully determined at the detailed planning application stage. Development on greenfield land may encroach upon the openness and landscape character of the countryside. However, it is recognised that policies in the plan seeking to protect and enhance green infrastructure and biodiversity, and requiring good design will help to mitigate impacts and ensure that new development had positive impacts on the landscape characteristics and local distinctiveness of the Borough.

5.5.10 Overall whilst a number of positive impacts have been identified, and in the case of health, sustainable communities and enterprise significant positive effects, there are a number of uncertainties with this option.

Option 3: Disperse development throughout the Borough

Overview

5.5.11 This option seeks to disperse development throughout the Borough and not focus development in specific locations.

Summary of Effects

5.5.12 This option is considered to be the least sustainable of the four options. Whilst dispersing development could increase the growth and development opportunities for the wider Chesterfield community, it would also be more likely to result in development in unsustainable locations which

would not have good access to services or public transport. This could increase reliance on the car as primary means of transport which would have negative impacts in relation to climate change, and human health from vehicle emissions.

5.5.13 Dispersing development throughout the Borough could result in the development of a greater number of smaller scale sites which would afford less opportunities to secure developer contributions for the provision of for example affordable housing, improved public transport provision and new areas of open space / recreation facilities or other services like new school places. This would not therefore provide the opportunities for larger scale regeneration to optimise sustainability benefits.

5.5.14 A dispersed approach to locating development is more likely to lead to more greenfield land being required for this option which could have adverse landscape impacts particularly in relation to the openness of the countryside and on biodiversity through the loss of habitats, notwithstanding the requirement for good design through policy CS18 and the inherent uncertainties associated with siting at this stage. There may be opportunities through the development of smaller sites to re-use historic buildings or enhance their settings, however this could only be determined on a site by site basis so any potential for positive heritage impacts is uncertain at this stage.

5.5.15 Whilst this option may help to bring about small scale local employment opportunities throughout the Borough, and to support rural diversification, the economic benefits associated with large scale regeneration opportunities would not be realised. Ultimately this option is unlikely to deliver the scale of economic growth to meet needs and provide job opportunities for the large population centres in the Borough and could see economic growth in unsustainable locations.

Option 4: Concentration and regeneration

Overview

5.5.16 This option combines options 1 and 2 so it is a combination of focusing development in existing centres and expansion at the key locations of Dunston, Staveley Works, Duckmanton and Mastin Moor.

Summary of Effects

5.5.17 Concentrating development within existing urban areas presents real opportunities for sustainable development. By focusing growth in areas that are close to jobs, schools, shops and public transport, there would be increased opportunities for more sustainable patterns of travel, which would also have associated health and climate change benefits from a reduction in vehicle emissions. This approach also supports the growth of town and district centres, which is good for the vitality and viability of the Borough as a whole.

5.5.18 This option would provide opportunities for large scale regeneration and new development of a scale where sustainable benefits from developer contributions could be realised for example with affordable housing, new areas of open space, recreational facilities and green infrastructure, and in the case of greenfield sites, biodiversity enhancements.

5.5.19 As greenfield land would be required through this option in order to meet development needs. There would be some adverse landscape impacts and potentially biodiversity effects, however these would be mitigated to an extent by the requirement for good design, and in the case of biodiversity remain uncertain until development locations are identified.

The Preferred Option

5.5.20 The Council's preferred option is Option 4 'Concentration and regeneration.' This option seeks to focus development in existing centres and expansion at the key locations of Dunston, Staveley Works, Duckmanton and Mastin Moor.

5.5.21 The Council has selected this option because it could:

- help to reduce the need to travel by private car by encouraging easy access to everyday services and jobs;
- enable lower densities;
- support existing town and district centres by concentrating development within easy reach of them;
- regenerate contaminated land in the whole of the Staveley Works corridor; and
- support and expand existing facilities in Duckmanton and Mastin Moor, helping to address existing deprivation.

5.5.22 The Council rejected the other options because:

- Option 1 would not help to regenerate other areas in Chesterfield which could be to the detriment of the Borough's population as a whole;
- Option 2 has uncertainty in relation to biodiversity and landscape which reflects that whilst brownfield land can be prioritised for development, greenfield land will also be required to meet development needs; and
- Option 3 is considered to be the least sustainable of the four options. A dispersed approach to locating development is more likely to lead to more greenfield land being required for this option which could have adverse landscape impacts particularly in relation to the openness of the countryside and on biodiversity through the loss of habitats.

5.6 Strategic Site Options

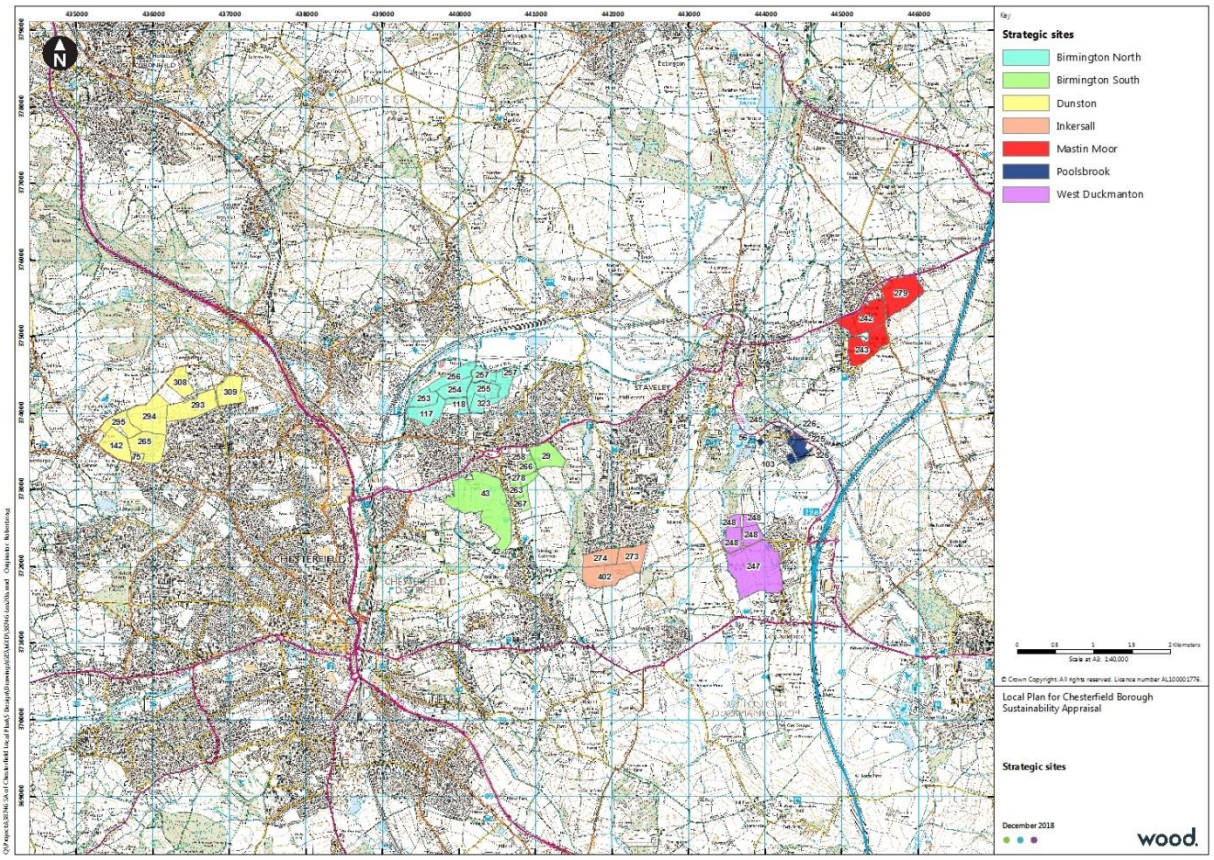
5.6.1 Consideration has been given to seven strategic site options:

- Brimington North;
- Brimington South;
- Dunstan Grange;
- Mastin Moor;
- West Duckmanton;
- Expanded Eastern Villages (with additional development at Mastin Moor, Poolsbrook and Duckmanton); and
- Inkersall.

5.6.2 All of the sites except Inkersall were included in the SA Report (January 2017). The Inkersall site was submitted to the Council in May 2018 and was appraised at that time. The Council has indicated that the Expanded Eastern Villages option includes a site with full planning permission and commencement of construction is imminent. In consequence, this location has been omitted from the SA.

5.6.3 Each site is of considerable scale (>50ha) offering the potential for the development of at least 500 dwellings, and which, due to its size, could also provide a range of sustainable benefits to a community, in terms of additional community facilities and infrastructure. The location of the sites and the land parcels that make them up are shown on **Figure 5.1**.

Figure 5.1 Location of Strategic Sites



5.6.4 **Table 5.5** presents the summary results for the appraisal of these sites and matrices for each strategic site are presented at **Appendix I**. More information is provided in a document published by the Council.[17]

[17] Local Plan Strategic Housing Options Update, Chesterfield Borough Council, October 2016.

Table 5.5 Strategic Sites Appraisal

Strategic Site	1. Housing	2. Health	3. Sustainable Communities	4. Cultural Heritage	5. Biodiversity	6. Landscape	7. Natural Resources	8. Climate Change	9. Climate Change	10. Waste and Pollution	11. Enterprise and Innovation	12. Access to Jobs and
1: Brimington North	++	+	0	0	-	--	-	+	0	0	+	++
2: Brimington South	++	++	0	--	-	--	-	++	0	0	+	++
3: Dunston Grange	++	++	0	-	-	--	0	+	0	0	+	++
4: Mastin Moor	++	++	++	?	0	--	0	+	0	0	+	++
5: West Duckmanton	++	+	+	?	-	--	0	--	0	0	0	0
6. Inkersall	++	+	0	0	--	--	0	++	0	0	+	++

Brimington North

Overview

5.6.5 This is a 62.7ha greenfield site located to the North of Brimington, East of Staveley and South of Whittington and the railway line. The site has potential for around 1,200 dwellings and a new local centre. A new primary school would also be required.

Summary of Effects

5.6.6 Given the size of this site it has potential to deliver a significant amount of new housing and with developer contributions affordable housing could be secured on this site to meet local needs. All of this would have a significant positive impact in relation to housing. This site has good access to existing facilities and services in Brimington including GP surgeries. There are two GP surgeries in Brimington, both are accepting new patients (as at January 2017) although capacity is unknown. There would also be opportunities with the development of this site to include developer contributions for new / improved areas of open space or other recreational facilities.

5.6.7 Whilst an archaeological survey would likely be required before development of this site, there are no known heritage sites within or in close proximity to this site so heritage impacts are considered to be neutral at this stage. Bluebank pools LNR is adjacent to the western boundary of the site so any development of the site would need to include mitigation to avoid adverse impacts on this locally designated site.

5.6.8 Development of this site would extend the existing settlement of Brimington into the countryside and involve the loss of greenfield land which would have significant negative landscape impacts. However, it is recognised that the emerging policies require good design as a key consideration which could help to mitigate any adverse landscape impacts.

5.6.9 The site is approximately 500m of Chesterfields one Air Quality Management Area (AQMA) and so development of this site could exacerbate existing air quality issues in this location and a minor negative impact is identified in relation to SA Objective 7 which includes air quality as a consideration. There is a proposal for the Chesterfield-Staveley Regeneration Route (CSRR), which would effectively provide a bypass for through traffic, although this is not expected to be in place until later in the plan period.

5.6.10 The northern boundary of site in flood zone 2, the rest of site in flood zone 1. Some very small areas of medium to high surface water flood risk. This site is within walking distance of existing Brimington centre with access to jobs and a new local centre to be provided as part of the development of the site would have positive economic impacts.

Brimington South

Overview

5.6.11 This is a 73ha greenfield site split across one large land parcel to the South West of Brimington and 6 smaller land parcels to the South East of the site between Brimington and Staveley. The site has potential for 1,200 dwellings, a new local centre and new primary school.

Summary of Effects

5.6.12 The site has potential to accommodate up to 1,200 dwellings and there is a planning application under consideration for 300 houses on part of the site. Given the potential scale of housing which could be developed on this site and developer contributions towards affordable housing, this site could make a significant positive contribution towards meeting future housing need in Chesterfield. There are also significant positive health impacts through proximity of this site to existing GP surgeries. There are two GP surgeries in Brimington, both are accepting new patients (as at January 2017) although capacity is unknown. There are sports pitches located in two separate parts of the site, which it assumed would be retained or relocated within the site.

5.6.13 There are heritage features within and in close proximity including a registered park and garden to the site and one of the smaller land parcels adjoins a local nature reserve. Any development of the site would therefore need to mitigate heritage and biodiversity impacts in order to avoid any adverse effects.

5.6.14 Development of the land parcels which comprise this site would extend the existing settlement of Brimington into the countryside which has been appraised as having significant negative landscape effects. However, it is recognised that the emerging policies require good design as a key consideration which could help to mitigate any adverse landscape impacts.

5.6.15 The site is within 500m of Chesterfields one Air Quality Management Area (AQMA) and so development of this site could exacerbate existing air quality issues in this location and a minor negative impact is identified in relation to SA Objective 7 which includes air quality as a consideration. There is a proposal for the CSRR, which would effectively provide a bypass for through traffic, although this is not expected to be in place until later in the plan period.

5.6.16 As the site is wholly located in flood zone 1 there would be significant positive impacts in relation to planning for climate change. There would also be positive economic impacts in relation to proximity to the existing centre of Brimington and a small amount of employment opportunity through a new local centre to be included on the site.

Dunston Grange

Overview

5.6.17 This is a 91.7ha greenfield site located to the North West of Chesterfield and just south of Sheepbridge. There is potential for 1,200 dwellings (in addition to an existing permission for 300 dwellings). There is also potential for a new local centre.

Summary of Effects

5.6.18 This site has potential for development of up to 1200 dwellings and there is an indicative masterplan of the site shows development of 500 on two areas of the site. Given the scale of potential housing development on this site including developer contributions for affordable housing, there would be a significant positive impact in relation to housing. There are also significant positive health impacts as the site is within 800m of GP surgery in Newbold, as of January 2017 the surgery was accepting new patients (although capacity is not known). There are also sports pitches / playing fields to the south of the site.

5.6.19 This site includes several Grade II Listed buildings and a registered park and garden which forms part of Dunston Hall and also a local nature reserve. Any development of this site would therefore need to include measures to avoid or mitigate any adverse heritage or biodiversity impacts.

5.6.20 Development of this site would extend existing urban area of Chesterfield into the countryside and involve loss of greenfield land which has been appraised as having significant negative landscape effects. However, it is recognised that the emerging policies require good design as a key consideration which could help to mitigate any adverse landscape impacts.

5.6.21 The site is located wholly in flood zone 1 but there are areas of low to high surface water flood risk, a minor positive effect in relation to climate change is identified. Economic impacts are positive – a new local centre may provide limited employment opportunities, otherwise no employment uses envisaged on site. The site is however within walking and cycling distance of Chesterfield centre which has a range of existing employment uses and a significant positive effect is identified on that basis.

Mastin Moor

Overview

5.6.22 This is a 52ha greenfield site split across three land parcels to the south of the existing Mastin Moor settlement and located to the east of Staveley. The site has capacity for 600 dwellings and a new local centre.

Summary of Effects

5.6.23 The site has potential for development of up to 600 dwellings and given the scale of potential development on this, developer contributions to affordable housing could be secured to meet local needs. The indicative masterplan for the sites shows a range of housing types including apartments and housing which would help to meet demand for these types of housing. This would all help to have a significant positive impact in relation to meeting future housing need.

5.6.24 There are positive health impacts as the site is located within 800m of sports pitches / playing fields. There is a local Nature Reserve also in close proximity to the site which provides recreational opportunities. Furthermore the indicative masterplan for the site shows provision of a health centre and play space which would have positive health impacts.

5.6.25 This site is identified within policy LP1 as a regeneration priority area and so there are positive impacts in relation to creating sustainable communities. Local shops and facilities are in need of improvement. Issues around primary school provision would need resolving. Heritage effects are uncertain, as there are listed buildings within 500m of the site. Biodiversity impacts are neutral as there are no biodiversity sites located within or in close proximity to the site.

5.6.26 Development of this site would extend the existing settlement of Mastin into the countryside and involve loss of greenfield land which have been appraised as having significant negative landscape impacts. However, it is recognised that the emerging policies require good design as a key consideration which could help to mitigate any adverse landscape impacts. Furthermore the indicative masterplan for the site shows some landscaping elements which would further help to mitigate adverse impacts, if implemented.

5.6.27 The site is located wholly in flood zone 1 and so development of this site would have positive impacts in relation to planning for climate change.

5.6.28 The proposed local centre and health centre would provide some employment. The site is within walking and cycling distance of Norbriggs centre with existing employment uses. Netherthorpe and Staveley also with walking and cycling distance of this site and have a range of employment uses. The major employment site at Markham Vale is about 6km to the south of the site.

West Duckmanton

Overview

5.6.29 This is a 57.2ha greenfield site split across 5 land parcels to the west of the existing settlement of Duckmanton and south of Staveley. The site has capacity for 500 dwellings and could include a primary school.

Summary of Effects

5.6.30 Site has potential to deliver up to 500 dwellings and given the scale of development, developer contributions towards affordable housing could be secured, which would help to meet local needs. This would all have a positive impact in relation to meeting future housing need for the Borough.

5.6.31 There are also positive health impacts as there are sports pitches / playing fields adjacent to Poolsbrook school located within 800m to the north of the site. In relation to Duckmanton the regeneration priority areas policy sets out that 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 all of which would also help to have positive health impacts.

5.6.32 This site is identified as a regeneration priority area so would have positive impacts in relation to creating sustainable communities, there is a need to improve existing services/facilities.

5.6.33 Heritage impacts are considered to be uncertain due to potential impacts on the setting of listed buildings located in close proximity to the site. As a local wildlife site adjoins the north western boundary of the site there would be minor negative impacts on biodiversity, although it is recognised that there are policies in the emerging plan which seek to protect and enhance biodiversity and green infrastructure.

5.6.34 Development of this site would extend the existing settlement of Duckmanton into the countryside and involve loss of greenfield land which has been appraised as having significant negative landscape effects. However, it is recognised that the emerging policies require good design as a key consideration which could help to mitigate any adverse landscape impacts. For Duckmanton

the regeneration priority areas policy requires development to promote building designs that positively contribute to the surrounding area, which would further help to mitigate any adverse landscape impacts.

5.6.35 The majority of the site is in flood zone 1 but a small part of the site is in Flood Zone 3. However, in reality as only a small portion of the site is in Flood zone 3, development of this part of the site could be avoided or left as open space, and other measures could be put in place that are consistent with Policy LP14 of the draft Local Plan.

5.6.36 No employment is envisaged on site 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).

Inkersall

Overview

5.6.37 The potential strategic site at Inkersall is a 33.72 hectares (ha) greenfield site located to the South East of Brimington, to the South of Inkersall and to the North of Calow. The site has potential for around 700 to 750 dwellings and a new local centre containing a convenience store and a shopping parade. The site could also accommodate a new Primary School.

Summary of Effects

5.6.38 Given the size of the strategic site, it has potential to deliver up to 750 new dwellings and with developer contributions affordable housing could be secured on this site to meet local needs. This would contribute to the site having a significant positive effect in relation to housing. Future residents of the strategic site would be able to access the GP surgery located within Inkersall. The site has access to open spaces and a minor positive effect is identified for health. There is potential for this to be improved further through developer contributions for new and/or improved areas of open space or other recreational facilities.

5.6.39 Whilst an archaeological survey would likely be required before development of this site commenced, there are no known statutory heritage sites within or in close proximity to this site so heritage impacts are considered to be neutral at this stage.

5.6.40 West Wood, an Ancient Woodland, lies adjacent to the western boundary of the strategic site. Given the scale of development and the very close proximity of the Ancient Woodland, it is considered that development has the potential for a significant adverse effect on biodiversity.

5.6.41 Development of this site would extend the existing settlement of Inkersall into the countryside and involve the loss of greenfield land, which has been appraised as having significant negative landscape effects. However, it is recognised that the emerging policies require good design as a key consideration which could help to mitigate any adverse landscape impacts.

5.6.42 The site is not within 500m of an Air Quality Management Area and therefore the impacts on air quality on the development of this site is considered to be neutral at this stage.

5.6.43 As the site is wholly located in Flood Zone 1 there would be significant positive effects in relation to planning for climate change.

5.6.44 Development of the strategic site would have a significant positive economic effect as a result of the sites proximity to the existing centre of Inkersall and a small amount of job creation through a new local centre to be included on the site.

5.6.45 The appraisal identified development of the strategic site as having a neutral effect against all other objectives.

The Preferred Option

5.6.46 Table 5.6 below summarises the reasons for selecting and rejecting strategic sites for inclusion in the Local Plan.

Table 5.6 Reasons for selecting and rejecting strategic site Options

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?
117/118/253 254/255/256 257/323	Brimington North	1200	Rejected Strategic Site Access and local highway network are significantly constrained. Development of this site would extend existing settlement into the countryside have significant negative landscape impacts. Likely significant negative effect on Strategic Gap. Likely negative effect on Bluebank Pools Local Nature Reserve. Although the site is more than 500m from the Air Quality Management Area, new traffic resulting from development of this site could exacerbate problems at the AQMA in Brimington.
29/43/258/263266/267/287	Brimington South	1200	Rejected Strategic Site Potential severe impact on highway network. Development of this site would extend existing settlement into the countryside have significant negative landscape impacts. Likely significant negative effect on Strategic Gap. Likely negative effect on Local Wildlife Site adjoining land parcel 29. Likely negative effect on air quality as the site is within 500m of Chesterfields one Air Quality Management Area (AQMA). Additional traffic generated from development may exacerbate problems at this AQMA. Likely significant negative effect on heritage as there is a Grade II Listed Building on eastern boundary of land parcel 43 and a registered park and garden and Grade II Listed Building (Ringwood Hall hotel and Gardens) adjoining the northern boundary of land parcel 29. The site is not within 800m walking distance of a centre.
75/142/265 293/294/295 308/309	Dunston Grange	1200	Selected Strategic Site – 293/294/295 Land parcel 293 has planning permission and is under construction. Sites 294 and 295 are within the same ownership as site 293, subject to an indicative masterplan and have an active developer. Development of this site would extend existing settlement into the countryside have significant negative landscape impacts, and the sites are within an area of multiple

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?
			environmental sensitivity. Consultation with DCC Landscape indicates that a landscape buffer could provide sufficient mitigation. Potential negative effect on heritage due to proximity to Listed Buildings, potential for previously undiscovered archaeology, and historic landscape features and value. DCC Archaeologist has advised that this can be addressed through the planning process. The Derbyshire Lowland Biodiversity Action Plan does not show any priority habitats within the site. Potential adverse impact on biodiversity (wooded area with the characteristics of a habitat of principle importance) can be compensated for within any development. The site is not located within or near Chesterfield's one Air Quality Management Area. DCC Education has confirmed that the additional pupil numbers can be accommodated. Sites 75/142/265/308/309 were not selected for inclusion within the Strategic site for the following reasons: 75 - The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension. 142 – Site is within the Green Belt. 265 - The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension. 308 – The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension. A small proportion of site falls within the 250m buffer zone of an authorised landfill site. 309 - The site is within a Green Wedge and contains a Traditional Orchard Priority Habitat.
242/243/279	Mastin Moor	600	Selected Strategic Site The site is within a Regeneration Priority Area, within the same ownership and subject to a current planning application for 650 houses and a new local centre. Development of this site would extend existing settlement into the countryside have significant negative landscape impacts. The submitted application indicates that mitigation is possible. Uncertain effect on heritage due to proximity to Listed Buildings and known archaeology. DCC Archaeologist has advised that this can be addressed through the planning process. The site does not intersect with any priority habitats therefore there is very limited potential adverse impact on biodiversity. The site is not located within or near Chesterfield's one Air Quality Management Area.

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?
			DCC Education has confirmed that the additional pupil numbers can be accommodated.
247/248	Duckmanton	500	Selected Strategic Site - 247 The site is within a Regeneration Priority Area and subject to a current planning application for 400 houses and a retail unit. Development of this site would extend existing settlement into the countryside have significant negative landscape impacts. The submitted application indicates that mitigation is possible. Uncertain effect on heritage due to proximity to Listed Buildings and some potential for unknown archaeology. DCC Archaeologist has advised that this can be addressed through the planning process. Although the site adjoins a Local Wildlife Area there are not considered to be adverse impacts on biodiversity. The site is not located within or near Chesterfield's one Air Quality Management Area. DCC Education has confirmed that the additional pupil numbers can be accommodated. Site 248 was not selected for inclusion within the Strategic site because it has been developed as a solar PV farm.
273/274/402	Inkersall, land south of Bamford Drive	750	Rejected Strategic Site Only access from a residential estate road. Potential severe impact on highway network during the construction phase and following completion. Insufficient information to demonstrate that a safe and adequate access would be feasible and that impact on the highway network would be mitigated. Development of this site would extend existing settlement into the countryside have significant negative landscape impacts. Likely significant negative effect on Ancient Woodland. The site is not within 800m walking distance of a centre.

5.7 Options for Housing Sites

5.7.1 The Council has also considered a number of smaller sites that could provide housing. The sites considered and significant environmental effects associated with them are summarised below with more detail on the results for each site provided at **Appendix J.**

Summary of Effects

5.7.2 **Table 5.7** below summarises the results of the SA for each site and detailed appraisal matrices are provided at **Appendix J**.

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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.
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.
17	Catherine Street Bank Street and Catherine Street Chesterfield	0.27	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.27 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.

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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
18	Land at Duewell Court, Station Road, Barrow Hill	1.18	+	+	+	?	0	+	0	--	0	0	0	0	This is a small (1.18 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.
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	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.
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.

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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
28	Land North of Chesterfield Road, Staveley	0.30	+	+	0	0	0	0	0	++	0	0	0	0	This is a small (0.3 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	0.41	+	+	+	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	3.22	+	++	0	?	0	0	0	-	0	0	0	0	This is a small (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.
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.

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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
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 (0.4 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.
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	3.6	++	++	0	--	0	+	0	-	0	0	0	0	This is a large (3.6 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.
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.

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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
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.
91	Ashbrooke Centre (Former) Cuttholme Road Chesterfield	0.68	+	+	0	0	0	+	0	++	0	0	0	0	This is a small (0.68 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 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.
102	Swaddale Avenue 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.

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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
108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield	0.54	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.54 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.
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.
125	Poultry Farm (Former) Manor Road Brimington	0.87	+	--	0	?	0	+	0	++	0	0	0	0	This is a small (0.87 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.

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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
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.
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	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.
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.

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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
145	Elm Street, 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.
146	Sycamore Road (land at), Hollingwood, Brimington	0.7	+	+	0	?	0	0	0	+	0	0	0	0	This is a small (0.7 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 Chesterfield S41 8EW	0.57	+	++	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. 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 S41 7JH	0.84	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.84 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	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
154	Ash Glen Nursery (Former) Sheffield Road Unstone	1.2	+	--	0	0	0	0	0	--	0	0	0	0	This is a small (1.2hectare) 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	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.
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.

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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
192	Walton Hospital (land at) Whitecotes Lane Chesterfield	2.28	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (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	1.49	+	++	+	?	0	+	0	++	0	0	0	0	This is a small (1.49 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.
219	Hollythorpe Close (Land off)	0.54	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (0.54 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	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
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.
236	White Bank Close (land at)	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.
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 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, Duckmanton	2.02	+	+	+	?	0	0	0	++	0	0	0	0	This is a small (2.02 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.
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	+	+	0	?	-	0	0	-	0	0	0	0	This is a small (1.10 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.
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	0.2	+	+	+	?	0	+	0	++	0	0	0	0	This is a small (0.2 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	5.16	++	+	+	0	0	-	0	++	0	0	0	0	This is a large (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.
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.
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.
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.

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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
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.
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.
30 & 401	Inkersall Road (Land west of), Staveley (Site A)	22.56	++	+	0	?	0	-	0	--	0	0	0	0	This is a large (22.56 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.

5.7.3 There are significant positive effects identified for 10 sites (19, 30, 63, 64, 113, 130, 259, 266, 326, and 401) for housing (Objective1) due to the large size of the sites enabling a mix of housing to ensure that housing stock meets the needs of all communities in the Borough. 30 sites (17, 25, 35, 38, 47, 63, 64, 94, 108, 126, 128, 139, 150, 192, 193, 197, 219, 236, 258, 259, 266, 328, 331, 333, 338, 347, 382, 385, 386, 389) have significant positive effects for health, helping to improve health and reduce health inequalities (Objective 2), as they are in close proximity to both recreational open space/leisure centre and GP.

5.7.4 1 site (64) has significant positive effects for landscape as it is a large site within the urban area (Objective 6).

5.7.5 47 sites (14, 15, 17, 28, 32, 47, 53, 89, 91, 94, 108, 111, 125, 126, 128, 150, 151, 155, 160, 192, 193, 197, 219, 236, 258, 266, 271, 276, 304, 313, 317, 326, 331, 333, 338, 347, 382, 383, 385, 386, 388, 389, 390, 393, 407, 409, 411) 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).

5.7.6 Significant negative effects have been identified in relation to 5 sites (125, 154, 155, 156, and 388) on improving health and reducing health inequalities (Objective 2) as they are not within 800m of an open space or 2km of a GP surgery.

5.7.7 Significant negative effects have been identified in relation to 3 sites (15, 63, and 389) on enhancing and conserving the cultural heritage of the borough (Objective 4) due to the site containing designated heritage assets. One site (19) has a significant negative effect identified for protecting and managing the landscape (Objective 6).

5.7.8 Significant negative effects have been identified in relation to 16 sites (18, 19, 23, 30, 49, 102, 113, 130, 145, 154, 156, 225, 259, 316, 328, and 401) on climate change (Objective 8) due to flood risk.

Reason for Selecting and Rejecting Housing Site Options

5.7.9 **Table 5.8** sets out the reasons for selecting and rejecting housing sites

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

Address	Housing Potential Capacity	Allocation	Policy Justification
Catherine Street Bank Street and Catherine Street Chesterfield	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, 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 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	15	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, 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

Address	Housing Potential Capacity	Allocation	Policy Justification
			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	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 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	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.
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	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

Address	Housing Potential Capacity	Allocation	Policy Justification
			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	Yes	The site is previously developed land with employment use to east and west. The site would continue to be suitable for employment development.
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	20	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.
Allen & Orr Timber Yard Marsden Street 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 Tapton	21	Yes	Whilst not within 800m of a centre the site has an extant planning permission for residential development and is
Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield	25	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 (land at) 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. In terms of

Address	Housing Potential Capacity	Allocation	Policy Justification
			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	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 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	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, 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 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.

Address	Housing Potential Capacity	Allocation	Policy Justification
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 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	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.
Boat Sales (Former) Sheffield Road Unstone	48	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	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	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)	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	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

Address	Housing Potential Capacity	Allocation	Policy Justification
			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.
White Bank Close (land at)	5	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, Duckmanton	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.
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.
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.

Address	Housing Potential Capacity	Allocation	Policy Justification
Troughbrook Road (Land off), (Pondhouse Farm) Troughbrook Road Hollingwood Chesterfield S43 2JP	20	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	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.
Registry Office, Beetwell Street	7	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
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	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.

Address	Housing Potential Capacity	Allocation	Policy Justification
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	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.
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	Yes	The site has 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 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.
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	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

Address	Housing Potential Capacity	Allocation	Policy Justification
			'concentration and regeneration' set out in submission policies LP1 and LP2.
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.

5.8 Options for Employment sites

5.8.1 The Council has also considered a number of sites that could accommodate employment related uses.

Summary of Effects

5.8.2 The sites considered, and significant environmental effects associated with them are summarised below with matrices provided at **Appendix K.**

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Table 5.9 SA of Employment Site Options

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
24	Impala Estates	0	+	0	?	0	0	0	++	0	0	+	+	This is a small (2.69 hectare) greenfield site adjacent to the M1 considered for an employment led scheme. 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 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 'Estate Farmlands' landscape character area and is at the edge of an existing industrial 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 (Objective 8) as the site is wholly within flood zone 1 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
64	Boythorpe Works (Former) Goytside Road Chesterfield	0	++	0	?	0	++	0	-	0	0	++	++	Development of the site would have a significant positive impact on improving health (Objective 2) as the site within 800m of a GP and open space. 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). The site is large and scores green within the LAA for landscape character (a significant positive 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. Site scores negative on Objective 8 given the presence of small areas of low - medium SWFR on site. The site provides >5 ha of employment land (significant positive on Objective 11). The site scores a significant positive effect on objective 12 it is within walking distance of a centre.
81	Newbridge Lane, Whtting Valley Road Site A, Old Whittington	0	++	0	?	0	+	0	++	0	0	+	++	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. Development of the site would have a significant positive impact on improving health (Objective 2) as the site within 800m of a GP and open space. Site is within 500m of a listed building as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. Impact of development is uncertain without further assessment. 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). Within employment area - no significant impact on landscape character – a positive effect for 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 site scores significant positive on Objective 8 as it is located within Flood Zone 1 and no SWFR on 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
														The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.
337	Wagon Works, Whittington Way	0	++	0	?	0	++	0	--	0	0	++	++	The site is serviced by Whittington Way to the west of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. Development of the site would have a significant positive impact on improving health (Objective 2) as the site within 800m of a GP and open space. Site is within 500m of a listed building and partly within 500m of a conservation area and as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. 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). The site is previously developed land within urban area - a significant positive effect for Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. A significant negative impact is anticipated for Objective 8 given the site falls within FZ3a and has high surface water flood risk. The site provides >5 ha of employment land (significant positive on Objective 11).The site scores significant positive on Objective 12 as the site provides 6.31ha of employment land and is within walking distance of a centre.

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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
427	Whitting Valley Road B, Old Whittington	0	++	0	?	0	+	0	+	0	0	+	++	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. Development of the site would have a significant positive impact on improving health (Objective 2) as the site within 800m of a GP and open space. Site is within 500m of a listed building as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. 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). Within an employment area - no significant impact on landscape character - a positive effect for 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 site scores positive on Objective 8 as the majority of site in FZ1 and at low risk of SWF. The site provides <5 ha of employment land (positive on Objective 11). The site scores a significant positive on Objective 12 as it falls within walking distance of a local centre.
428	Whitting Valley Road C, Old Whittington	0	++	0	?	0	+	0	--	0	0	+	++	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. The site is within 800m of a GP and open space. Site is within 500m of a listed building. Impact of development is uncertain without further assessment. 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). Within employment area - no significant impact on landscape character - a positive effect for Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. A significant negative impact is anticipated for Objective 8 as the majority of site in area of high SWFR. The site provides <5 ha of employment land

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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
														(positive on Objective 11). The site scores a significant positive on Objective 12 as it falls within walking distance of a local centre.
429	Former GKN Site	0	+	0	?	0	0	0	--	0	0	+	++	The site is located on Sheepbridge Industrial Estate. 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. Site is within 500m of a listed building as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. 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). Since the site is former employment land - no significant impact on landscape character - a positive effect for Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. A significant negative impact is anticipated for Objective 8 as there are some areas of high - medium SWFR. The site provides <5 ha of employment land (positive on Objective 11). The site scores a significant positive on Objective 12 as it falls within walking distance of a local centre.

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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
430	Markham Vale East	0	--	0	?	0	0	0	++	0	0	+	+	This is a small (0.8 hectare) greenfield site within Markham Vale East, with commercial and industrial buildings to the east and the M1 to the west, considered for an employment led scheme. 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. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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 industrial 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 (Objective 8) as the site is wholly within flood zone 1 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
431	Markham Vale East Plot 5 North	0	+	0	?	0	0	0	++	0	0	+	+	This is a small (0.75 hectare) greenfield site within Markham Vale East with commercial and industrial buildings to the east and the M1 to the west, considered for an employment led scheme. 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. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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 industrial 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 (Objective 8) as the site is wholly within flood zone 1 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
432	Markham Vale West Plot 2	0	+	0	?	0	0	0	++	0	0	+	+	This is a small (1.47 hectare) greenfield site within Markham Vale West, located west of Duckmanton with the M1 to the east, considered for an employment led scheme. 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. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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 industrial 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 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
433	Markham Vale North Plot 1	0	--	0	?	0	0	0	--	0	0	+	-	This is a small (2.2 hectare) greenfield site with located at Markham Vale North, considered for an employment led scheme. Development of the site would have a negative impact on improving health (Objective 2) 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 GP surgery. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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. The site is in a landscape type that is relatively open and sparsely wooded. However, it is not a significant size and adjoins an existing settlement; 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 negative effect on climate change as a small part of the northern boundary of site is covered by FZ3a. The site provides <5 ha of employment land (positive on Objective 11). The site scores a negative on Objective 12 as it is a 30-45 minute bus ride from a centre.

5.8.3 Five sites (Wagon Works, Boythorpe Works and Whitting Valley Road A, B & C) have significant positive effects for health, helping to improve health and reduce health inequalities (Objective 2) owing to their proximity to GP services and recreational open space. These five sites along with the former GKN Site (Sheepbridge) also have significant positive effects on accessibility to jobs and services (Objective 12) as they are within walking distance of a local centre.

5.8.4 Markham Vale East and Markham Vale North Plot 1 have significant negative effects for Objective 2, however the sites are within the Markham Vale employment growth zone, and their allocation would accord with submission policies LP7 and SS4.

5.8.5 There are significant positive effects identified for Boythorpe Works and the Wagon Works in relation to landscape character (Objective 6) as they are large previously developed sites within an urban area. No significant negative impacts were identified as arising from the allocation of the employment sites. These two sites also have significant positive effects for enterprise and innovation (Objective 11) as they present substantial opportunities for employment (5ha or above).

5.8.6 Significant negative effects have been identified in relation to the Wagon Works Site, Former GKN site, and Whitting Valley Road (Site C) on climate change (Objective 8) due to flood risk. The GKN site has some areas of low-high Surface Water Flood Risk (SWFR) at the site's South-East boundary and Witting Valley Road (Site C) has areas of high SWFR. It is thought that flood risk can be mitigated through SuDs and site layout avoiding higher risk areas. The Wagon Works site is within flood zone 3a however redevelopment for employment use is likely to meet sequential and exceptions tests.

5.8.7 Significant positive effects were identified for Impala Estates, Whitting Valley Road (Site A), Markham Vale East, Markham Vale East Plot 5 North and Markham Vale West Plot 2 owing to their location in Flood Zone 1 and low SWFR.

Reasons for Selecting and Rejecting Employment Sites

5.8.8 The Council wishes to select all of the employment sites that were appraised and the reasons for this are set out in **Table 5.10**.

Table 5.10 Reasons for rejecting and selecting Employment sites

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?
24	**Land at M1 Commerce Park Markham Lane, Duckmanton, S44 5HS**	2.69	The site scores positively within the SA (particularly with regards to flood risk and in the sustainability of its location) with further assessment required on heritage implications. **Supported:** The land is within the area that has been developed for the Markham Vale Enterprise Zone. The land is not required for landscaping in connection with the Markham Vale Scheme. Although overhead power lines are present on the site, this would not prevent its use for low intensity employment uses such as open storage. The site should be allocated as employment land.
64	**Boythorpe Works (Former) Goytside Road Chesterfield**	5	The site scores very positively within the SA, particularly with regards to the sustainability of its location and impact on landscape character. It scores negatively owing to small areas of medium surface water flood risk although mitigation is feasible through SuDs and layout. Further assessment is required on heritage implications. **Supported:** The site is previously developed land with employment use to east and west. The site would continue to be suitable for employment development.
81	**Newbridge Lane, Whitting Valley Road Site A, Old Whittington**	0.87	The site scores positively within the SA (particularly with regards to flood risk and in the sustainability of its location) with further assessment required on heritage implications. **Supported:** The site has been prepared for employment use with infrastructure in place from Whitting Valley Road through an existing industrial estate. The site should be allocated for employment use.
337	**Wagon Works, Whittington Way**	6.31	The site scores very positively within the SA, particularly with regards to the sustainability of its location and impact on landscape character. It scores negatively owing to the site being within flood zone 3a however redevelopment for employment use is likely to meet sequential and exceptions tests. Further assessment is required on heritage implications. **Supported:** Allocation for residential use would not be compatible with the sequential approach to floor risk and the landowner has indicated a preference for employment use. Allocated as an employment site (LP7).
427	**Whitting Valley Road B, Old Whittington**	2.11	The site scores positively within the SA (particularly with regards to the sustainability of its location) with further assessment required on heritage implications. **Supported:** The site is greenfield in character but is within a longstanding employment area allocation and is adjoined by other employment uses. It is near to services and it accessible to the cycle network from Chesterfield Canal and within 800m walking distance of a relatively frequent bus route that serves Chesterfield town centre. The site is being marketed by a property agent.

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?
428	**Whitting Valley Road C, Old Whittington**	0.74	The site scores very positively within the SA, particularly with regards to the sustainability of its location. It scores negatively owing to the site having small areas of medium-high surface water flood risk. Redevelopment for employment use is likely to meet sequential and exceptions tests. Further assessment is required on heritage implications. **Supported:** The site is greenfield in character but is within a longstanding employment area allocation and is adjoined by other employment uses. It is near to services and it accessible to the cycle network from Chesterfield Canal and within 800m walking distance of a relatively frequent bus route that serves Chesterfield town centre. The site is being marketed by a property agent.
429	**Former GKN Site, Sheepbridge Lane, Dunston**	3.6	The site scores very positively within the SA, particularly with regards to the sustainability of its location. It scores negatively owing to the site being within an area of high-medium surface water flood risk however redevelopment for employment use is likely to meet sequential and exceptions tests. Further assessment is needed of the heritage implications. **Supported:** The site is within a long established employment area and is close to existing employment uses. The land owner is seeking employment development and the site is close to the A61.
430	**Markham Vale East**	0.8	The site scores very positively within the SA with regards to flood risk. It scores negatively owing to the site's distance from GPs and recreational open space. Further assessment is required on heritage implications. **Supported:** The site is in the Markham Vale employment growth zone, can utilise existing infrastructure and its allocation would accord with submission policies LP7 and SS4. The site is attractive to the market in terms of its location close to the M1.
431	**Markham Vale East Plot 5 North**	0.75	The site scores very positively within the SA, particularly with regards to the sustainability of its location. Further assessment is required on heritage implications. **Supported:** The site is in the Markham Vale employment growth zone, can utilise existing infrastructure and its allocation would accord with submission policies LP7 and SS4. The site is attractive to the market in terms of its location close to the M1.
432	**Markham Vale West Plot 2, Markham Employment Growth Zone, Markham Lane, Duckmanton**	1.47	The site scores very positively within the SA, particularly with regards to accessibility from centres and flood risk as a small part of the site is within FZ3a. Further assessment is required on heritage implications. **Supported:** The site is in the Markham Vale employment growth zone, can utilise existing infrastructure and its allocation would accord with submission policies LP7 and SS4. The site is attractive to the market in terms of its location close to the M1.

Site Ref:	Site Name/ Address:	Potential Number of new homes	Proposed to be supported or rejected through the emerging Local Plan?
433	**Markham Vale North Plot 1**	2.2	The site scores very negatively within the SA with regards to flood risk. It scores negatively owing to the site's distance from GPs and recreational open space. Further assessment is required on heritage implications. **Supported:** The site is in the Markham Vale employment growth zone, can utilise existing infrastructure and its allocation would accord with submission policies LP7 and SS4. The site is attractive to the market in terms of its location close to the M1.

5.9 Gypsy and Traveller sites

5.9.1 A study was undertaken on potential Gypsy and Traveller sites by the Council and this is attached as **Appendix L**. None of the sites identified were considered suitable or available for such use.

5.9.2 The reasons for rejecting the sites that were considered are set out in **Table 5.11** below.

Table 5.11 Reasons for Rejecting Potential Gypsy and Traveller Sites

Site Ref:	Site Name/ Address:	Proposed to be supported or rejected through the emerging Local Plan?
32	**Miller Avenue, Mastin Moor**	Site Rejected This site is identified in the current planning application for 650 houses south of the A619 at Mastin Moor as a potential location for bungalows as part of the requirement for affordable housing that would arise from the proposed development. Chatsworth Settlement Trustees, who are proposing the scheme, have submitted an objection on this basis. The council's housing service has subsequently confirmed that they would still wish to pursue such a scheme even if the current planning application were not approved. The site is no longer considered available as an allocation as a Gypsy and Traveller site.
124	**Bevan Drive, Inkersall**	Site Rejected Derbyshire Wildlife Trust and The Woodland Trust objected to this site on the basis of the potential impact on Ancient Woodland. The site will not progress further as a potential Gypsy and Traveller allocation on the basis of the impact on ancient woodland, and access difficulties.
341	**Brooks Road, Barrow Hill**	Site Rejected The site will not be progressed as an allocation for gypsy and traveller pitches on the basis of access difficulties arising from on-street parking and the difficulties in demonstrating that an allocation would promote peaceful and integrated co-existence between the site and the local community due to historic issues between some residents and elements of the traveller community that had required significant intervention of authorities including the council and police.
356	**Birchwood Crescent, Grangewood**	Site Rejected The site is well-used as a garage site with a mix of formal and informal access arrangements to adjacent properties. The council's Housing Service has indicated a

Site Ref:	Site Name/ Address:	Proposed to be supported or rejected through the emerging Local Plan?
		preference to retain the site as a garage site and it can no longer therefore be considered available.
358	**Atlee Road, Inkersall**	Site Rejected The site would not meet the access requirements set out by Derbyshire Fire and Rescue Service and there is a degree of overlooking.
365	**Keswick Drive, Newbold**	Site Rejected The site would not meet the access requirements set out by Derbyshire Fire and Rescue Services, subject to a range of formal and informal arrangements for rear access to properties around the site and access for maintenance would also need to be retained to the adjacent electricity substation.

5.10 Policies

5.10.1 The Local Plan contains policies under the following topic areas:

- The Spatial Strategy;
- Homes and Housing;
- Jobs, Centres and Facilities;
- Infrastructure Delivery;
- A Changing Climate;
- Environmental Quality;
- Design and the Built Environment;
- Travel and Transport;
- Regeneration Priority Areas; and
- Strategic Sites and Locations.

5.10.2 In some instances the Council has previously considered options for policies, these were appraised in the January 2017 SA Report[18] and are not repeated here. The role of the SA was not to select options but to inform their selection; options may be preferred for a range of planning related reasons.

5.10.3 The policies have been appraised by the topic section in which they appear in the draft Local Plan and the results are presented in **Appendix M.** They are summarised below by topic.

[18] Amec Foster Wheeler (2017) *Local Plan for Chesterfield Borough - Sustainability Appraisal of Draft Local Plan.* Available from https://www.chesterfield.gov.uk/media/374694/sustainability-appraisal-reg-18-jan-2017.pdf

Spatial Strategy

5.10.4 This section of the draft Local Plan has four cross-cutting policies relating to the location of and control of development and supporting infrastructure. The policies are as follows:

- LP1 'Spatial Strategy';
- LP2 'Principles for Location of Development'; and
- LP3 Presumption in favour of sustainable development'.

Appraisal of Policies

5.10.5 Significant positive effects are anticipated for all of these 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 require 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 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 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', policies LP1, 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 policies in relation to SA objective 11 'Enterprise and Innovation'. All of these policies support the creation of new developments that are connected to their surroundings, sited carefully and are sustainable. It is 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 hectares of new employment land (in addition to

completions and commitments) over the period 2018 to 2033, which would improve access to both jobs and services. Policies LP2 and LP3 would ensure new developments are located in sensible, sustainable locations that can be accessed by the residents of the Borough.

Homes and Housing

5.10.13 There are three policies in this section relating to the amount and type of housing to be provided:

- LP4 'Flexibility in Delivery of Housing';
- LP5 'Range of Housing'; and
- LP6 'Sites for Travellers'.

Appraisal of Policies

5.10.14 In relation to SA objective 1 'Housing' all three policies are considered to have a significant positive impact. The policies are trying to enable the creation of housing within the Borough, which fits the needs of a wide range of people to ensure more people have access to housing.

5.10.15 Significant positive effects are anticipated for these policies impact upon SA objective 2 'Improve Health'. These policies seek to create a wide range of new housing that meets the varied needs of the Borough's residents and thus improve the health and wellbeing of the Borough's residents.

5.10.16 Significant positive effects are also anticipated for these policies impact upon SA objective 3 'Sustainable Communities'. This is achieved through the policies encouraging the construction of new housing that meets the needs of a wide range of people. This will strengthen existing communities.

5.10.17 No further significant effects on the other SA objectives were identified for these policies.

Jobs, Centres and Facilities

5.10.18 This section contains policies in relation to employment, tourism, the role of town centres, retail development and the protection and provision of social infrastructure. The policies are as follows:

- LP7 'Economic Growth';
- LP8 'Tourism and the Visitor Economy';
- LP9 'Vitality and Viability of Centres';
- LP10 'Retail'; and
- LP11 'Social Infrastructure'.

Appraisal of Policies

5.10.19 In relation to SA objective 2 'Improve Health', policies LP9 and LP10 are anticipated to have a significant positive impact. Policy LP9 achieves this through ensuring that centres are important places that offer a wide range of services, including important health services. Policy LP11 affords protection to protection to existing social infrastructure within the Borough and encourages new social infrastructure developments to be located in sensible locations. This would result in improving the health of the Borough through increasing the number of health services available.

5.10.20 Significant positive effects are anticipated for all the policies in relation to SA objective 3 'Sustainable Communities'. Policies LP7, LP8 and LP10 aid in maintaining the sustainability of the Borough's communities through encouraging and supporting new developments that will create needed jobs and services. Policy LP9 and LP11 support this objective by protecting key centres and social infrastructure that is important to the communities of the Borough.

5.10.21 Significant positive effects are also anticipated for policy LP8 in relation to SA objective 4 'Cultural Heritage'. Policy LP8 achieves this through encouraging more tourist developments in more sustainable and accessible locations, which has the potential to increase the number of people enjoying the Borough's cultural heritage.

5.10.22 In relation to SA objective 11 'Enterprise and Innovation', policies LP7 and LP8 both encourage new developments that require a great deal of enterprise and innovation in order to succeed. It is therefore considered that these policies would have a significant positive impact upon this objective.

5.10.23 These policies would all have a significant positive effect upon SA objective 12 'Jobs and Services'. Policies LP7, LP8 and LP10 all encourage the creation of developments that would result in more jobs and services being available within the Borough. Policy LP9 encourages new developments within Centres to ensure new jobs and especially services are accessible. Social infrastructure developments can also result in the creation of jobs, which is encouraged by policy LP11.

Infrastructure Delivery

5.10.24 This section of the draft Local Plan contains one policy LP12 'Infrastructure delivery. The policy sets out arrangements for developer contributions to contribute to the provision of new infrastructure and it also seeks to protect existing infrastructure.

Appraisal of the Policy

5.10.25 Policy LP12 is considered to make a significant positive contribution to the following objectives: objective 1 'Housing,' 2 'Health,' 3 'Sustainable communities, 4 'Enterprise and innovation and 12 'Accessibility to jobs and services. This is on the basis that it will help secure a range of infrastructure that will contribute to these objectives.

5.10.26 No further significant effects on the other SA objectives were identified for these policies.

A Changing Climate

5.10.27 This section of the draft Local Plan contains a set of policies relating to climate change adaptation and mitigation and broader policies relating to green infrastructure. The policies are as follows:

- LP13 'Renewable Energy'; and
- LP14 'Managing the Water Cycle'.

Appraisal of Policies

5.10.28 Policies will have a significant positive effect in relation to SA objective 1 'Housing'. For example, Policy LP13 requires renewable energy developers to consider their potential impact on their surroundings and mitigate any negative impacts upon it. This policy also encourages developers to consider renewable energy generation on-site. Finally, policy LP14 requires developers to use environmental technology to minimise flood risk. These factors would help ensure that new housing developments meet the needs of the Borough's residents by providing better connected, more sustainable housing.

5.10.29 Significant positive effects are anticipated for these policies in relation to SA objective 2 'Improve Health'. Policy LP14 provides protection to the health of the Borough's residents by ensuring new developments take account of flood risk.

5.10.30 Significant positive effects are also anticipated for policies LP13 and LP14in relation to SA objective 3 'Sustainable Communities'.

5.10.31 In relation to SA objective 4 'Cultural Heritage', policies LP13 and LP14 would both have a significant positive impact.

5.10.32 Policies LP13 and LP14 are assessed as having a significant positive impact upon SA objective 5 'Biodiversity'. Policy LP13 requires developments to incorporate measures to enhance biodiversity. Policy LP14 provides protection to the floodplains and water resources by requiring developments to not negatively impact upon them, and this could give rise to indirect benefits in relation to biodiversity.

5.10.33 Policy LP13 requires new energy developments to be sited in such a way as to minimise their impact upon the surrounding landscape. This is judged to give rise to a minor positive effect in relation to this objective. No relationship between Policy LP14 and this objective were identified.

5.10.34 The policies are also considered to have a significant positive effect in regard to SA objective 7 'Natural Resources'. Policy LP13 will contribute to this objective by reducing reliance on non-renewable energy sources. Policy LP14 relates to the management of water resources, in terms of managing flood risk. Policy LP14 also ensures developments must not have a negative impact upon the water resources of the Borough by not allowing developments to be located in areas at risk of flooding.

5.10.35 In relation to SA objective 8 'Planning for Climate Change', policy LP14 is considered to have a significant positive impact.

5.10.36 In relation to SA objective 9 'Contribution to Climate Change' LP13 contributes to this objective by helping to secure the use of energy from renewable sources (a minor significant positive effect).

5.10.37 Significant positive effects are also anticipated for policy LP14's impact upon SA objective 10 'Waste and Pollution'. The policy would protect the Borough's areas that are at risk of flooding from development and that drainage infrastructure is adequate, helping to ensure that the water quality of the Borough is not compromised.

5.10.38 Policy LP13 has the potential to create jobs through the creation of new renewable energy developments. A significant positive effect is therefore anticipated.

5.10.39 Policy LP13 requires renewable energy developers to consider their potential impact on their surroundings and mitigate any negative impacts upon it. This policy also encourages developers to consider renewable energy generation on-site. Policy LP14 will require developers to use environmental technology to minimise flood risk.

5.10.40 Policy LP13 is predicted to have a significant positive effect on SA objective 12 'Jobs and Services' by encouraging new renewable energy developments which could act create new jobs within the Borough.

Environmental Quality

5.10.41 Policies on environmental quality cover the following matters:

- LP15 'A Healthy Environment;'
- LP16 'Green Infrastructure;'
- LP17 'Biodiversity, 'Geodiversity and the Ecological Network;'
- LP18 'Open Space, Play Provision, Sports and Recreational Facilities and Allotments;'
- LP19 'Chesterfield Canal;' and
- LP20 'River Corridors.'

Appraisal of Policies

5.10.42 In relation to SA Objective 1 'Housing' - Policy LP15 requires developments to consider their impact on local amenities and environment. Policy LP16 encourages the implementation of green infrastructure to link places together, whilst policy LP18 requires new developments to provide new open spaces, either through provision on-site or through contributions towards off-site provision. These factors would all help ensure that new housing developments meet the needs of the Borough's residents by providing better connected, more sustainable housing.

5.10.43 Policies will also help create the environment that will make a significant contribution to a range of other objectives, for example Policies LP19 'Chesterfield Canal' and LP20 'River Corridors' encourage walking, cycling and recreational use of the canal and rivers, making a significant positive contribution in relation to SA objective 3 'Health.' LP19 'Chesterfield Canal makes a significant positive contribution to the achievement of SA objective 4 'Cultural heritage' and SA objective 6 'Landscape' because it seeks to support enhancement of the canal corridor which could contribute towards both objectives.

5.10.44 No further significant effects on the other SA objectives were identified for these policies.

Design and the Built Environment

5.10.45 The policies on design cover a range of factors, including criteria relating to the quality of built development but also the reduction of CO2 emissions and sustainable design and construction. It also seeks to secure funding for public art from development (Percent for Art). The policy on design seeks to protect historic environment and heritage assets. The policies are:

- LP21 'Design'; and
- LP22 'Historic Environment'.

Appraisal of Policies

5.10.46 In relation to SA objective 1 'Housing', policy LP21 is anticipated to have a significant positive impact. The policy achieves this through requiring new developments to be designed with accessibility in mind, which will ensure the Borough has a varied housing stock that meets a wide range of needs.

5.10.47 Significant positive effects are anticipated for policy LP21 in relation to SA objective 2 'Improve Health'. The policy achieves this through requiring new developments to consider its surrounding environment and incorporate clever design to ensure the area feels safe to travel through. This policy also encourages developers to design new developments with pedestrians and cyclists in mind, which has the potential to encourage the Borough's residents to walk or cycle.

5.10.48 Significant positive effects are also anticipated for Policy LP21 in relation to SA objective 3 'Sustainable Communities'. The policy would result in developments with better connectivity, allowing for more people to travel around the Borough in a variety of ways. This policy would also result in safer areas and does require large developments to contribute towards the creation or maintenance of public artworks. Safe, well connected areas will all aid in the strengthening of existing communities alongside encouraging the creation of new, sustainable communities.

5.10.49 Both policies would all have a significant positive effect upon SA objective 4 'Cultural Heritage'. Both policies require new developments to consider their surroundings and to protect or enhance the Borough's important cultural heritage.

5.10.50 Policy LP21 aids in safeguarding the Borough's biodiversity by requiring developments to be of a scale suitable to its surroundings. Furthermore, this policy specifically requires developments to preserve and enhance the biodiversity of the Borough.

5.10.51 Policy LP21 aids in safeguarding the Borough's landscapes by requiring developments to be of a scale suitable to its surroundings. Furthermore, this policy specifically requires developments to preserve and enhance the Borough's landscapes. It also seeks to minimise light pollution.

5.10.52 In relation to SA objective 7 'Natural Resources', policy LP21 is anticipated to have a significant positive impact. The policy requires new developments to reduce their CO2 emissions and utilise renewable energy which will aid in preserving/improving the Borough's air quality. This policy also establishes a need for new developments to utilise resources in an effective and sustainable manner.

5.10.53 Significant positive effects are anticipated for policy LP21 in relation to SA objective 8 'Planning for Climate Change'. Through protecting the Borough's biodiversity and landscapes, this policy ensures that future developments are better able to deal with the potential impacts of climate change. This policy goes even further by requiring new developments to be designed and sited with the potential impacts of climate change in mind.

5.10.54 Significant positive effects are also anticipated for policy LP21 in relation to SA objective 9 'Contribution to Climate Change'. The policy achieves this through requiring new developments to utilise sustainable construction methods and to prioritise the use of renewable energy. This policy would also ensure that new developments in the Borough are more energy efficient during operation than older developments. There is also potential for this policy to encourage a modal shift away from personal car usage to more sustainable forms of transport such as walking or cycling.

5.10.55 Similar to the reasons outlined above for SA objective 8 and 9, policy LP21 is anticipated to have a significant positive impact upon SA objective 10 'Waste and Pollution'.

5.10.56 Policy LP21 is anticipated to have a significant positive impact upon objective 12 'Jobs and Services by requiring developments to be located in sensible, sustainable areas and to be connect to their surroundings in a variety of different ways.

Travel and Transport

5.10.57 The policies in this section relate to reducing the need to travel and alternatives to the car and the safeguarding of land for major transport infrastructure. The policies are:

- LP23 'Influencing the Demand for Travel'; and
- LP24 'Major Transport Infrastructure'.

Appraisal of Policies

5.10.58 In relation to SA objective 2 'Improve Health', policy LP23 is anticipated to have a significant positive impact. This is because this policy expects new developments to incorporate walking, cycling and public transport into their developments to ensure people are able to traverse the Borough in a variety of ways. This has the potential to encourage residents of the Borough to use more sustainable and healthy forms of transport.

5.10.59 Significant positive effects are anticipated for all of these policies in relation to SA objective 3 'Sustainable Communities'. Both policies seek to ensure improved accessibility throughout the Borough, with policy LP23 focusing on smaller scale infrastructure, whilst policy LP24 focuses on

major infrastructure. Both of these policies would therefore result in strengthening the sustainability of existing communities.

5.10.60 Policy LP24 has the potential to impact on SA objective 4 'Cultural heritage' this objective as it safeguards the potential routes of new roads. The safeguarded route for the Chesterfield-Staveley regeneration route currently dissects the Chesterfield Canal and other parts of the route could also affect the setting of the Canal, a minor negative effect, consistent with the SA Framework has been identified.

5.10.61 Significant positive effects are also anticipated for all of these policies in relation to SA objective 12 'Jobs and Services'. Both of the policies achieve this by requiring new infrastructure to meet the wide needs of the Borough's residents. These policies have the potential to create jobs alongside enabling more people to access jobs who could not work before due to transportation issues.

5.10.62 The potential for a significant negative effect is identified in relation to the Staveley Northern Loop Road Phase 2 and SA Objective 5 'Biodiversity.' The safeguarded route of the site intersects the Bluebank Pools Local Wildlife Site/ Local Nature Reserve and is close to the remainder of the site. There could therefore be an impact associated with the physical loss of some of the site and impacts associated with emissions from vehicles associated with the remainder. This has been assessed as a significant negative impact at this stage. There is uncertainty at this stage as to how the road might be taken forward and who the determining authority would be for a planning application (the County or Borough Council). Given the potential significant negative effect it is recommended that the need to avoid/mitigate or compensate any impacts on the LWS/LNR is identified in the Local Plan.

Regeneration Priority Areas (RPAs)

5.10.63 The Policy on Regeneration Priority Areas (RP1) seeks to secure a master planned 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. Rather than allocating specific sites at the RPAs, the Council considers that designating a broad area at each RPA allows for more flexibility in securing development, with the emphasis on what regeneration benefits can be secured, rather than a specific site allocation approach.

Appraisal of Policy

5.10.64 The RPAs include major development opportunities that could make a significant positive contribution towards the achievement of SA objective 1 'Housing.' This would be achieved through the development of new housing but also exploring opportunities to improve the existing housing stock.

5.10.65 A significant positive effect in relation to SA objective 2 'Health' is also anticipated with development helping to support existing facilities and provide funding towards the provision of new ones. Increases to the population of settlements within the RPAs will also help maintain existing services.

5.10.66 Addressing existing problems associated with deprivation will make a significant contribution towards the achievement of SA objective 3 'Sustainable communities.'

5.10.67 There could also be significant positive outcomes associated with SA objective 11 'Enterprise and innovation' and 12 'Access to Jobs and Services' through the provision of new employment opportunities in the RPAs and improved connectivity to other employment opportunities.

Strategic Sites and Locations

5.10.68 The policies in this section relate to areas within the Borough that have potential for development, i.e. Chesterfield Town Centre, Chatsworth Road Corridor, Chesterfield Waterside and the Potteries and the Markham Vale, Staveley and Rother Valley Corridor.

5.10.69 In 2015, the Borough council approved an updated Town Centre Masterplan for Chesterfield. Policy SS1 'Chesterfield Town Centre sets out the range of uses that will be appropriate within different parts of the town centre. This includes some provision for retail development between St Mary's Gate and the A61. 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.

5.10.70 Policy SS2 relates to the Chatsworth Road Corridor: a comprehensive scheme providing a mix of uses will be permitted in accordance with the adopted masterplan, including: employment generating uses, open space and housing.

5.10.71 Policy SS3 relates to Chesterfield Waterside and the Potteries. The mix of uses envisaged here includes residential, offices, industry, retail, tourism and education. Creation of a new local centre is also specified in the policy.

5.10.72 Policy SS4 relates to Markham Vale. Markham Vale is a 127.3 hectare employment site which straddles the three local planning Authorities in north eastern Derbyshire on the site of the former Markham Colliery. Outline planning permission was granted for the scheme in 2005 (and amended in 2010) establishing the principal objectives for this area. Significant elements of the original permission have now been implemented and this is reflected in the approach to the assessment of Policy SS4, although the outline permission will continue to provide the context within which the whole development takes place. Junction 29A of the M1 and the majority of the road infrastructure is complete. The following policy is included in the Core Strategy to make the council's intentions for the site clear, and to give a continuing policy context. Policy SS4 will also inform decisions on any planning applications for new uses and works or variations to the original outline planning permission that may be proposed in response to changes in economic circumstances, technologies and the emerging needs of business already on or planning on being on the site.

5.10.73 Policy SS5 relates to the Staveley and Rother Valley Corridor this includes reference to the Staveley Regeneration Route between Bilby Lane and Hall Lane, connecting to the route safeguarded under Policy LP24 of the Local Plan and the existing Staveley Northern Loop Phase 1. A comprehensive masterplanned approach to the whole site is required to secure new housing opportunities focussed on the centre and western end of the corridor and employment opportunities focussed on Hall Lane end of the corridor and around Works Road.

5.10.74 Policy SS6 relates to the Land at Dunston site which seeks to provide approximately 800 dwellings on land located to the north of Dunston and to the south east of Dunston Road. 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 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 and a specified planting scheme to be carried out along Dunston Road.

5.10.75 Policy SS7 named 'Chesterfield Railway Station' outlines land between Hollis Lane and Crow Lane that will have a masterplan/development framework prepared for it in order to best make use of the opportunities provided by the HS2 project and its use of the Chesterfield Railway Station. The masterplan/development framework would require the Station to undergo access improvements to make if more accessible to all and some amount of modernisation to Station's facilities and the electrification of the Midland Main Line that passes through it. There would also be many

infrastructure improvements to the roads and pathways surrounding the Station to make it more accessible.

5.10.76 Policy SS8 relates to Neighbourhood Plans produced within Chesterfield and how they will be taken into account within the planning system where they have been approved by Chesterfield Borough Council, conform to the Local Plan and are regularly updated.

Appraisal of Policies

5.10.77 With the exception of SS4 'Markham Vale,' which is an employment site, all of the sites make a contribution towards SA objective 1 'Housing' although the number of dwellings to be provided within each location is not indicated within the policy in all instances. SS3 'Chesterfield Waterside and the Potteries' makes a significant contribution because of the number of dwellings anticipated at the site, which is stated in the Local Plan policy as 1,550 dwellings. The potential contributions provided by Policy SS8 is uncertain due to Neighbourhood Plans potentially either aiding in or attempting to hinder the development of new housing sites.

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 and enhanced public transport, tackling flood risk and provision of open spaces.

5.10.79 SS1, 2 and 4 recognise the need for development to respect cultural heritage features within or adjoining the site and in some instances provide the potential to bring historic buildings into a long term beneficial use, a significant positive impact is therefore anticipated in relation to SA objective 4 'Cultural heritage'.

5.10.80 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. Consideration could be given to amending 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 also reference the role of green infrastructure in preserving their setting.

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. 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.

5.10.82 Policies 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.

5.10.83 Performance against SA objective 5 'Biodiversity' is mixed. Some of the sites are located close to (or include) Local Wildlife Sites and Local Nature Reserves. For example, 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 for Policies

SS2, SS3, SS5, SS6 and SS7, resulting in a mixed score for several of the sites or a standalone minor negative score.

5.10.84 The following recommendations are made:

- 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.
- 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.

5.10.85 Policy SS5 is the only Policy that would have a significant effect (positive) out of all of the other Policies on SA Objective 6 'Landscape'. This is due to the amount of industrial land that would be redeveloped as part of this policy, though such redevelopment could have minor negative effects on the wider landscape in the long run. The remaining policies are considered to have a minor positive effect on this SA Objective due to their location on the edge of existing built up areas and/or the policies requiring new developments to be well integrated into their surroundings (though a mixed score of minor positive and minor negative has been identified for Policy SS7 due to the difficulties infrastructure developments can face in reducing their effects on local landscapes).

5.10.86 In relation to SA objective 7 'Natural resources' - all of the proposals (with the exception of SS4 'Markham Vale' and SS8 'Neighbourhood Plans') involve the re-use of previously developed land and buildings, helping to reduce the need for greenfield development in the Borough, a significant positive contribution to this objective. The Markham Vale outline consent includes a condition requiring the use of soil management plans, no additional effects are anticipated to arise from the Local Plan. Policy SS8 was considered to have no relation to this Objective.

5.10.87 Policies SS3, SS5, SS6, SS7 and SS8 contribute to SA Objective 8 'Flood Risk' by seeking to secure ensure any development that takes place on their associated sites are in accord with Policy LP14, ensuring development takes place outside of Flood Zones 2 & 3. Some of the Policies are also self-mitigating, specifically mentioning developments need to manage their risk from flooding.

5.10.88 Many of the Policies contribute to SA Objective 9 'Climate change mitigation' by seeking to secure development in a relatively sustainable location within the Borough and/or through encouraging the use of more sustainable forms of transportation, though a mixed score of significant positive/minor negative has been identified for Policy SS7 due to it likely encouraging the above alongside encouraging private car use which is less sustainable.

5.10.89 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.

5.10.90 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, a significant positive effect is therefore anticipated.

5.10.91 With the exception of the Markham Vale site (SS4) and the Neighbourhood Plan Policy (SS8) all of the sites provide an opportunity to address contamination and, in the case of the Staveley and

Rother Valley corridor, land instability, a significant positive effect is therefore anticipated against SA objective 10 'Waste and pollution'.

5.10.92 All of the policies include an employment element that could contribute towards SA objectives 11 'Enterprise and innovation' and 12 'Access to jobs and services'. The policy in relation to 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.

5.11 Appraisal of Strategic Housing Allocations

5.11.1 Significant effects associated with the allocated strategic housing sites are summarised below at **Table 5.12**. Detailed matrices are provided at **Appendix N**.

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Table 5.12 SA of Strategic Housing Allocations

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
247	Duckmanton	++	+	+	?	0	--	0	--	0	0	0	0	This is a large (39.39 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. The site could provide up to 500 homes subject to future development applications. Furthermore, a planning application for 400 homes on this site has been submitted. Development of the site would have a positive impact on improving health (Objective 2) as the majority of the site is within 800m of sports pitches / playing fields adjacent to Duckmanton school and therefore provides opportunities for exercise, sport and play. 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. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. Half of the site is within 500m of a Grade 2 Listed Building to the east and there are three Listed Buildings to the south of the site. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). However, a well-designed site is unlikely to adversely affect these listed buildings or their settings. 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 Estate Farmlands landscape type which is vulnerable to such a scale and location of development. Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have negative landscape impacts. There is likely to be a negative effect on Objective 6 although it is 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. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7.

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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
														Development of the site could have a significant negative effect on climate change as there are areas of Flood Zone 2, functional flood plain and high surface water flood risk. The western boundary of the site is in flood zone 3, (although only a very small area of the site). The current planning application identifies a commercial unit but this is very small in scale and will provide only very limited employment opportunities, therefore it is considered the effect on Objectives 11 and 12 will be neutral.

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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
293/294 /295	**Dunston Grange**	++	++	0	?	-	--	0	+	0	0	+	+ +	This is a large (15.8 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. Site could accommodate up to 1200 homes. Development commenced on a planning permission for 300 homes on land parcel 293. An indicative masterplan for the site shows development of over 500 homes on land parcels 294 and 295. Development of the site would have a positive impact on improving health (Objective 2) as approximately half of the site is within 800m of a GP surgery in Newbold. The site is within 500m of Dunston Grange grade 2 Listed Building and a historic park / garden which forms part of Dunston Hall. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of the site is within the 100m buffer zone of a LWS (CH058) and sits adjacent to it and therefore has a potential negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is large scale and within an area of multiple environmental sensitivity. Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have negative landscape impacts. There is likely to be a negative effect on Objective 6 although it is recognised that there are policies in the plan which require good design which would help to mitigate adverse impacts. 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 some low to high risk of surface water flooding. New local centre to be provided alongside new housing on this site. It is assumed that the new local centre would be small in scale and therefore any employment opportunities would be limited. Potential for a new school to be developed on the site subject to number of houses developed which could also provide limited employment opportunities.

242/243 /279	**Mastin Moor**	**++**	**+**	**+ +**	**?**	**0**	**--**	**0**	**+**	**0**	**0**	**+**	**+ +**	This is a large (17.3 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. Site has potential for development of up to 600 homes. A planning application for 650 houses and a new local centre has been submitted. 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. Local Nature Reserve also in close proximity to the site which provides recreational opportunities. Furthermore, the submitted application for the site shows potential for a new health centre to be provided which would help to cater for any health care demand arising from new housing developed on this site. There is also provision for play space within this masterplan which would help to have a positive impact on this objective. In addition, the regeneration priority areas policy sets out that for Mastin Moor development is expected to provide safe and convenient walking and cycling connections to the surrounding rights of way network. This would help to increase access to walking and cycling opportunities with associated health benefits. The site lies within a Regeneration Priority Area and therefore has potential for significant positive effects on Objective 3. The site is within 500m of heritage assets, with the Church of St Peter and Norbriggs House Grade 2 Listed Buildings nearby. 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 Coalfield Village Farmlands landscape character type and is a significant extension of an existing settlement into open countryside. Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have negative landscape impacts. There is likely to be a negative effect on Objective 6 although it is however recognised that there are policies in the plan which require good design which would help to mitigate adverse impacts. Furthermore, the submitted application for the development of the site shows some landscaping elements to be provided including a community garden and area of woodland. This could also help to mitigate adverse landscape impacts. 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 some low to high risk of surface water flooding. New local centre to be provided alongside new housing on this site. Assumed that the new local centre would be small in scale and therefore any employment opportunities would be limited but the site is within walking and cycling distance of a centre so a significant positive effect is identified against Objective 12..

5.11.2 There are significant positive effects identified for all three sites (Duckmanton, Dunston and Mastin Moor) for housing (Objective 1) due to the large size of the sites enabling a mix of housing to ensure that housing stock meets the needs of all communities in the Borough.

5.11.3 Two sites (Dunston and Mastin Moor) also have significant positive effects for health, helping to improve health and reduce health inequalities (Objective 2) as Dunston is approximately half of the site is within 800m of a GP surgery in Newbold, Mastin Moor has potential for provision of a new health centre, and both will include open space and play. These two sites also have significant positive effects identified for employment (Objective 12), as the new Local Centres will provide employment that is accessible from existing centres.

5.11.4 Mastin Moor has significant positive effects identified in relation to regeneration (Objective 3), as the site is within a Regeneration Priority Area and will provide some employment within a new Local Centre. The site will also provide a new Local Centre with employment that is accessible from existing centers.

5.11.5 There are significant negative effects identified for all three sites (Duckmanton, Dunston and Mastin Moor) in relation to landscape (Objective 6):

- Duckmanton site is within an open gap at the boundary of a residential development in the Estate Farmlands landscape type which is vulnerable to such a scale and location of development. Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have negative landscape impacts.
- Dunston the site is large scale and within an area of multiple environmental sensitivity. Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have negative landscape impacts.
- Mastin Moor the site falls within the Coalfield Village Farmlands landscape character type and is a significant extension of an existing settlement into open countryside. Development of this site would extend existing settlement into the countryside and involve loss of greenfield land which would have negative landscape impacts.

5.11.6 Significant negative effects have been identified in relation to Duckmanton on climate change (Objective 8) due to flood risk, areas of Flood Zone 2, functional flood plain and high surface water flood risk. The western boundary of the site is in flood zone 3, (although only a very small area of the site). As the site is relatively large the development area can be reduced and flood risk can be mitigated through a site layout avoiding higher risk areas.

5.12 Appraisal of Allocated Housing Sites

Summary of Effects

5.12.1 Significant effects associated with allocated housing sites are summarised below and at **Table 5.13**. More detailed information is provided at **Appendix O**.

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 Chesterfield	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.27 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, Station Road, Barrow Hill	+	+	+	?	0	+	0	--	0	0	0	0	This is a small (1.18 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	+	+	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, Staveley	+	+	0	0	0	0	0	++	0	0	0	0	This is a small (0.3 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	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
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.
35	Staveley Canal Basin Eckington Road Staveley	+	++	0	?	0	0	0	-	0	0	0	0	This is a small (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	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
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.
63	Walton Works (Former) Factory Street Chesterfield	++	++	0	--	0	+	0	-	0	0	0	0	This is a large (3.6 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	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
91	Ashbrooke Centre (Former) Cuttholme Road Chesterfield	+	+	0	0	0	+	0	++	0	0	0	0	This is a small (0.68 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 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.

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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
102	Swaddale Avenue 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.
108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield	+	++	0	?	0	+	0	++	0	0	0	0	This is a small (0.54 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	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
113	Bent Lane (land at) Staveley	++	+	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.
125	Poultry Farm (Former) Manor Road Brimington	+	--	0	?	0	+	0	++	0	0	0	0	This is a small (0.87 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.

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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
130	Linacre Road	++	+	+	?	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, 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 (0.7 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 Chesterfield	+	++	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. 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	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
151	Red House HOP & Spire Lodge Sheffield Road Chesterfield	+	+	0	?	0	+	0	++	0	0	0	0	This is a small (0.84 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	+	--	0	0	0	0	0	--	0	0	0	0	This is a small (1.2hectare) 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	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
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	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (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	+	++	+	?	0	+	0	++	0	0	0	0	This is a small (1.49 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.

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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
219	Hollythorpe Close (Land off)	+	++	0	0	0	+	0	++	0	0	0	0	This is a small (0.54 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.
236	White Bank Close (land at)	+	++	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.

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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, Duckmanton	+	+	+	?	0	0	0	++	0	0	0	0	This is a small (2.02 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 (1.10 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.

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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
317	Edale Road (garage court), Mastin Moor	+	+	+	?	0	+	0	++	0	0	0	0	This is a small (0.2 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.
326	Varley Park, Staveley Road	++	+	+	0	0	-	0	++	0	0	0	0	This is a large (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.

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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
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	++	+	0	?	0	-	0	--	0	0	0	0	This is a large (22.56 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.

5.12.2 There are significant positive effects identified for 6 sites (30, 63, 113, 130, 326, and 401) for housing (Objective1) due to the large size of the sites enabling a mix of housing to ensure that housing stock meets the needs of all communities in the Borough.

5.12.3 Twelve sites (17, 35, 47, 63, 94, 108, 150, 192, 193, 219, 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.

5.12.4 Twenty sites (17, 28, 32, 47, 91, 94, 108, 125, 150, 151, 155, 192, 193, 219, 236, 271, 317, 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 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.

5.12.6 Significant negative effects have been identified in relation to 1 site (63) on enhancing and conserving the cultural heritage of the borough (Objective 4) due to the site containing designated heritage assets. The site contains a listed building which is at risk, and is partly within a conservation area and wholly within its 500m boundary. 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.

5.12.7 Significant negative effects have been identified in relation to 10 sites (18, 23, 30, 102, 113, 130, 145, 154, 156, 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.

- Sites 18, 23, 145, 154 have very small areas of surface water flooding risk but this is likely to be mitigable using SuDS.
- Site 102 has an area of high surface water flooding risk running through site (West to East). A planning permission for the site has demonstrated that this is mitigatable through SuDs.
- Site 113 does include some areas of Flood zone 3 and surface water flooding risk. As the site is relatively large the development area can be reduced and flood risk can be mitigated through a site layout avoiding higher risk areas.
- Site 130 includes some areas of low-high flood risk running through the centre of site. A masterplan for the site has shown that this is mitigatable through effective site layout and SuDs.
- Site 156 does include a very small area of Flood Zone 3 (northern boundary of site) and a small area of high-medium surface water flooding risk.
- Site 30 is proposed for allocation along with adjoining site 401. The whole site is in Flood Zone 1 but there are areas of low- high surface water flooding risk that can be taken into account in design and layout of the site.

5.13 Appraisal of Allocated Employment Sites

Summary of Effects

5.13.1 **Table 5.14** sets out the results of the SA of allocated employment sites and significant effects are described below. Matrices are provided at **Appendix P**.

5.13.2 Five sites (Wagon Works, Boythorpe Works and Whitting Valley Road A, B & C) have significant positive effects for health, helping to improve health and reduce health inequalities (Objective 2) owing to their proximity to GP services and recreational open space. These five sites along with the former GKN Site (Sheepbridge) also have significant positive effects on accessibility to jobs and services (Objective 12) as they are within walking distance of a local centre.

5.13.3 Markham Vale East and Markham Vale North Plot 1 have significant negative effects for Objective 2, however the sites are within the Markham Vale employment growth zone, and their allocation would accord with submission policies LP7 and SS4.

5.13.4 There are significant positive effects identified for Boythorpe Works and the Wagon Works in relation to landscape character (Objective 6) as they are large previously developed sites within an urban area. No significant negative impacts were identified as arising from the allocation of the employment sites. These two sites also have significant positive effects for enterprise and innovation (Objective 11) as they present substantial opportunities for employment (5ha or above).

5.13.5 Significant negative effects have been identified in relation to the Wagon Works Site, Former GKN site, and Whitting Valley Road (Site C) on climate change (Objective 8) due to flood risk. The GKN site has some areas of low-high Surface Water Flood Risk (SWFR) at the site's South-East boundary and Witting Valley Road (Site C) has areas of high SWFR. It is thought that flood risk can be mitigated through SuDs and site layout avoiding higher risk areas. The Wagon Works site is within flood zone 3a however redevelopment for employment use is likely to meet sequential and exceptions tests.

5.13.6 Significant positive effects were identified for Impala Estates, Whitting Valley Road (Site A), Markham Vale East, Markham Vale East Plot 5 North and Markham Vale West Plot 2 owing to their location in Flood Zone 1 and low SWFR.

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Table 5.14 SA of Employment Site Allocations

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
24	Impala Estates	0	+	0	?	0	0	0	++	0	0	+	+	This is a small (2.69 hectare) greenfield site adjacent to the M1 considered for an employment led scheme. 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 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 'Estate Farmlands' landscape character area and is at the edge of an existing industrial 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 (Objective 8) as the site is wholly within flood zone 1 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
64	Boythorpe Works (Former) Goytside Road Chesterfield	0	++	0	?	0	++	0	-	0	0	++	++	Development of the site would have a significant positive impact on improving health (Objective 2) as the site within 800m of a GP and open space. 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). The site is large and scores green within the LAA for landscape character (a significant positive 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. Site scores negative on Objective 8 given the presence of small areas of low - medium SWFR on site. The site provides >5 ha of employment land (significant positive on Objective 11). The site scores a significant positive effect on objective 12 it is within walking distance of a centre.
81	Newbridge Lane, Whtting Valley Road Site A, Old Whittington	0	++	0	?	0	+	0	++	0	0	+	++	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. Development of the site would have a significant positive impact on improving health (Objective 2) as the site within 800m of a GP and open space. Site is within 500m of a listed building as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. Impact of development is uncertain without further assessment. 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). Within employment area - no significant impact on landscape

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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
														character – a positive effect for 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 site scores significant positive on Objective 8 as it is located within Flood Zone 1 and no SWFR on site. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
337	Wagon Works, Whittington Way	0	++	0	?	0	++	0	--	0	0	++	++	The site is serviced by Whittington Way to the west of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. Development of the site would have a significant positive impact on improving health (Objective 2) as the site within 800m of a GP and open space. Site is within 500m of a listed building and partly within 500m of a conservation area and as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. 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). The site is previously developed land within urban area - a significant positive effect for Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. A significant negative impact is anticipated for Objective 8 given the site falls within FZ3a and has high surface water flood risk. The site provides >5 ha of employment land (significant positive on Objective 11). The site scores significant positive on Objective 12 as the site provides 6.31ha of employment land and is within walking distance of a centre.
427	Whitting Valley Road B, Old Whittington	0	++	0	?	0	+	0	+	0	0	+	++	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. Development of the site would have a significant positive impact on improving health

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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
														(Objective 2) as the site within 800m of a GP and open space. Site is within 500m of a listed building as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. 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). Within an employment area - no significant impact on landscape character - a positive effect for 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 site scores positive on Objective 8 as the majority of site in FZ1 and at low risk of SWF. The site provides <5 ha of employment land (positive on Objective 11). The site scores a significant positive on Objective 12 as it falls within walking distance of a local centre.
428	Whitting Valley Road C, Old Whittington	0	++	0	?	0	+	0	--	0	0	+	++	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. The site is within 800m of a GP and open space. Site is within 500m of a listed building. Impact of development is uncertain without further assessment. 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). Within employment area - no significant impact on landscape character - a positive effect for Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. A significant negative impact is anticipated for Objective 8 as the majority of site in area of high SWFR. The site provides <5 ha of employment land (positive on Objective 11). The site

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
														scores a significant positive on Objective 12 as it falls within walking distance of a local centre.
429	Former GKN Site	0	+	0	?	0	0	0	--	0	0	+	++	The site is located on Sheepbridge Industrial Estate. 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. Site is within 500m of a listed building as such the site would have an uncertain effect on heritage (Objective 4) as the impact of development is uncertain without further assessment. 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). Since the site is former employment land - no significant impact on landscape character - a positive effect for Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. A significant negative impact is anticipated for Objective 8 as there are some areas of high - medium SWFR. The site provides <5 ha of employment land (positive on Objective 11). The site scores a significant positive on Objective 12 as it falls within walking distance of a local centre.

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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
430	Markham Vale East	0	--	0	?	0	0	0	++	0	0	+	+	This is a small (0.8 hectare) greenfield site within Markham Vale East, with commercial and industrial buildings to the east and the M1 to the west, considered for an employment led scheme. 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. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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 industrial 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 (Objective 8) as the site is wholly within flood zone 1 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
431	Markham Vale East Plot 5 North	0	+	0	?	0	0	0	++	0	0	+	+	This is a small (0.75 hectare) greenfield site within Markham Vale East with commercial and industrial buildings to the east and the M1 to the west, considered for an employment led scheme. 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. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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 industrial 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 (Objective 8) as the site is wholly within flood zone 1 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
432	Markham Vale West Plot 2	0	+	0	?	0	0	0	++	0	0	+	+	This is a small (1.47 hectare) greenfield site within Markham Vale West, located west of Duckmanton with the M1 to the east, considered for an employment led scheme. 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. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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 industrial 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 with low risk of surface water flooding. The site provides <5 ha of employment land (positive on Objective 11). The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.

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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
433	Markham Vale North Plot 1	0	--	0	?	0	0	0	--	0	0	+	-	This is a small (2.2 hectare) greenfield site with located at Markham Vale North, considered for an employment led scheme. Development of the site would have a negative impact on improving health (Objective 2) 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 GP surgery. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such 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. The site is in a landscape type that is relatively open and sparsely wooded. However, it is not a significant size and adjoins an existing settlement; 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 negative effect on climate change as a small part of the northern boundary of site is covered by FZ3a. The site provides <5 ha of employment land (positive on Objective 11). The site scores a negative on Objective 12 as it is a 30-45 minute bus ride from a centre.

5.14 Potential for Cumulative Effects

5.14.1 The potential for cumulative effects associated with the Local Plan is set out in **Table 5.15** below. This is based on the analysis in **Appendix C, D and M**. The potential for significant positive effects is identified in relation to all of the SA objectives. Some uncertainties are identified in relation to topics like biodiversity, landscape and heritage as outcomes are uncertain at this stage.

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Table 5.15: Potential for Cumulative Effects

SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
1. To ensure that housing stock meets the needs of all communities in the Borough	++	++	+/?	++	++	++	0	0	++	++	The potential for significant positive cumulative effects is identified in relation to the draft Local Plan topics identified in the table, as policies identify overall need and seek to ensure that it is met in appropriate locations in the Borough. The Policies of the Local Plan would also see the creation of a wide range of housing (including affordable housing) located across the Borough, ensuring there is housing to meet the many and various needs of the Borough's current and future residents. Over the Plan period, 4,374 new dwellings should be provided. The Plan would also provide 2 pitches for Gypsy and Travellers and has the flexibility to provide more should a greater need for new pitches arise during the plan period. There could be cumulative positive effects with other authorities in Derbyshire as they make provision for future housing need. The Strategic Economic Plan for the City Region identifies the potential for support to help deliver 14,000 new homes in the City Region.
2. To improve health and reduce health inequalities	++	++	++	++	0	++	0	0	++	++	Significant positive effects are anticipated in relation to health and health inequalities as the Local Plan addresses factors that can contribute to health and reduce health inequalities, e.g. provision of affordable housing, employment opportunities (including the use of local labour agreements), and improved access to open space and facilities and services, particularly in areas where levels of deprivation are higher than others. 60 Lower Layer Super Output Areas in Derbyshire fall within the 20% most deprived in England. Each Derbyshire Borough contains at least one such area, and a third of all these now lie in Chesterfield. As a county Derbyshire ranks 100th out of 152 upper-tier local authorities, with 4% of the county's LSOAs falling

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											within the most deprived 10% across England. There could therefore be cumulative positive effects across the County as local authorities seek to tackle this issue, although the entrenched nature of the problem and limited role of local authorities in tackling the issue means that outcomes are uncertain. No additional mitigation measures are suggested.
3. To create sustainable communities	++	++	++	++	++	++	++	++	++	++	Significant positive effects are anticipated in relation to sustainable communities, e.g. provision of affordable housing, employment opportunities (including the use of local labour agreements), improving accessibility and promoting transport choice and access to open space and facilities and services. There could be positive cumulative effects associated with other plans and programmes, for example the Derbyshire Local Transport Plan sets the framework for improvements to the transport infrastructure network
4. To enhance and conserve the cultural heritage of the Borough	++	?	0	?	++	++	++	?	+/?	++	A significant positive effect is anticipated in relation to this topic both through setting the appropriate policy context and highlighting those features and locations where heritage is sensitive. No potential for cumulative effects associated with other plans and programmes are identified.
5. To protect and enhance biodiversity	++	0	0	?	++	++	++	?	+/?	-/+/?	Significant positive effects are identified in terms of setting the general policy context but there are uncertainties associated with other elements of the Local Plan and locations for growth, for example both greenfield land and previously developed land can be of biodiversity value and there could be cumulative effects associated with the development of such land in the absence of mitigation. A particular issue has been highlighted in relation to open mosaic habitats on previously developed land in the Borough, although the Local Plan addresses this in Policy SS5. The Lowland Derbyshire Biodiversity Action Plan (BAP) identifies the most important species and habitats in the area of Derbyshire that falls outside of the Peak Park. Cumulative effects associated with development across the BAP area

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											are uncertain. Policy LP15 of the Local Plan seeks to protect and enhance biodiversity and no additional mitigation is identified. The Local Plan highlights that well over 60% of new development within the Borough has been delivered on previously developed land. A minimum of 60% of completions on previously developed land would continue to be sought over the Plan period and no further mitigation is suggested.
6. Protect and manage the landscape of North East Derbyshire	++	+	+	?	0	++	++	?	+/?	+	Significant positive effects are identified in terms of setting the general policy context but there are uncertainties associated with other elements of the Local Plan, e.g. in relation to the provision of future transport infrastructure. Within the HRA, no significant effects were highlighted with regard to European sites within or close to Chesterfield. The majority of the Borough is located within the Nottinghamshire, Derbyshire and Yorkshire Coalfield National Landscape Character Area (NCA). A small section on the west side of Chesterfield Borough is located in the Lower Derwent and Peak Fringe NCA. Over half of the Coalfield NCA (64%) is designated as Green Belt.
7. To manage prudently the natural resources of the region including water, air quality, soil and minerals	+	0	+/-/?	+/-/?	++	++	0	0	-	++	Significant positive effects are identified in terms of setting the general policy context. The use of previously developed land will also contribute towards this objective and cumulative effects are identified in relation to this. The Water Resource Management Plan for Yorkshire Water predicts an increase in population of one million by 2045, which Local Plans in the area will have a role in enabling and identifies a potential supply / demand deficit in the 2030s. Abstraction from boreholes is proposed along with measures to reduce leakage. Policy LP15 requires development to minimise water use and no further mitigation is suggested.

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											There is potential for negative cumulative effects associated with air quality as development in the Borough and neighbouring authorities leads to growth in car based travel. Derbyshire County Council published a cumulative assessment of the traffic impacts of growth in Chesterfield, Bolsover and NE Derbyshire and key impacts were identified along the A61, A619 (Chesterfield Road) and A619 (Chatsworth Road), A617, A6175, A616 and A38. Policy LP15 of the Local Plan includes provisions to address air quality and no further mitigation measures are suggested. A large proportion of Chesterfield Borough is classed as Grade 3 ('Good to Moderate') with some smaller areas classed as Grade 4 ('Poor'). The proportion of land classed as Grade 3 is greater than in neighbouring authorities for example in Bolsover where a large proportion is classed as Grade 2 ('Very Good'). There could therefore be potential for negative cumulative effects associated with the loss of Best and Most Versatile Agricultural Land in the Borough and neighbouring authorities but this is uncertain. Policy LP15 seeks to protect Best and Most Versatile Agricultural Land and no further mitigation is suggested. The Local Plan could have a cumulative negative impact with other Local Plans in the wider area in terms of development increasing demand for minerals. Annual production of sand and gravel in the Derbyshire and Derby plan area has been increasing in recent years. Policy LP21 seeks to ensure that development makes effective use of resources and materials and no further mitigation is suggested.
8. Plan for the anticipated different levels of climate change	+	~	~	+	0	++	0	?	0	+	Policies in the section on a changing climate will contribute to this objective by ensuring that development takes account of flood risk and seeks to ensure that development does not exacerbate flood risk. The Chesterfield, Bolsover and North East Derbyshire Strategic Flood Risk Assessment (SFRA) (2009) indicates that fluvial flood risk is concentrated in relatively narrow zones along the rivers due to topographical constraints, suggesting that the potential for cumulative

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											effects in relation to flood risk will be limited. Policy LP14 in the Local Plan seeks to reduced flood risk and no further mitigation is suggested.
9. Minimise the Borough's contribution to climate change	+	+	+/-/?	+/-/?	0	+	0	?	+	++	Significant positive cumulative effects are anticipated. These are associated with measures and proposals to reduce the need to travel. There will be cumulative effects associated with growth in neighbouring local authorities, with additional development contributing to Greenhouse gas emissions. There could also be positive cumulative effects associated with energy generation from renewable sources across neighbouring authorities.
10. Minimise the environmental impacts of waste and pollution	?	+	-	++/-	0	++	0	?	+	++	Policies in the Local Plan seek to address the legacy of industrial and mining activity in the Borough, including contamination and unstable land. Policies also seek to improve water and air quality. The Derbyshire and Derby City Joint Municipal Waste Management Strategy highlights the potential for negative effects in relation to increases in household waste in the Borough (waste collected per household is anticipated to remain constant at 1,000kg per household annually) and wider plan area although there is also potential for recycling rates to improve. Policy LP15 requires development to provide for waste reduction and recycling and no further mitigation is suggested. Uncertain effects in terms of water quality are anticipated. Chesterfield falls partly within the Don and Rother catchment area. There could be potential for cumulative effects associated with point source discharges, which could increase in line with household and economic growth. Policy LP15 seeks to avoid water contamination and no further mitigation measures are proposed.
11. Develop a strong culture of enterprise and innovation	++	~	++	++	+	+	+	+	++	++	Policies in the Local Plan will work towards this objective by providing for employment growth and encouraging other areas associated with economic activity, including tourism. Sectors like renewable energy also provide the potential for innovation.

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SA Objective	Spatial Strategy	Homes and Housing	Jobs, centres and facilities	Infrastructure Delivery	A Changing Climate	Environmental Quality	Design and the built environment	Travel and Transport	Regeneration Priority Areas	Strategic Sites & Locations	Potential Cumulative Effects
											The 2018 Employment Land Study recommended that Chesterfield Borough Council should provide approximately 44ha of new land for Business and Industrial use over the lifetime of the Plan to ensure there is sufficient job opportunities for the Borough and residents in its wider catchment area. The Plan seeks to create 45.54ha of new employment land, providing an extra 1.54ha of employment land than the amount identified in the 2018 Employment Land Study. The Plan would also provide a wide range of employment sites in terms of their size and intended use, ensuring a wide variety of businesses to operate. The Borough also sits within the wider contexts of the Sheffield City Region and the Derby & Derbyshire and Nottingham & Nottinghamshire (D2N2) area. The City Region Local Enterprise Partnership (2014) Strategic Economic Plan sets out a 10 year plan for growth in the City Region, which identifies that Chesterfield has the ability to accommodate significant economic growth in the Town Centre and A61 Growth corridor. The mixed use regeneration of Chesterfield waterside is also identified as a key opportunity. The Sheffield City Region Growth Plan notes that Chesterfield is one of the regions key market towns and the sub-regional economic centre for Northern Derbyshire, with a high quality urban core and opportunities for further growth in the Staveley and A61 corridors. There is therefore potential for positive cumulative effects associated with economic growth in the wider City Region and D2N2 area.
12. Improve the accessibility to jobs and services	++	+	++	++	++	0	++	++	++	++	A number of policy areas contribute towards this objective as they seek to provide new employment opportunities and improved access to employment more generally. There is potential for cumulative effects across Chesterfield, Bolsover and NE Derbyshire with measures in relation to public transport, traffic management and transport infrastructure helping to improve accessibility to jobs and services.

5.15 Compliance with National Planning Policy Framework

5.15.1 The policies in the draft Local Plan have been reviewed against the requirements of the revised NPPF (see **Appendix Q** for details). The review found these to meet the requirements of the NPPF in respect of the topics to be covered by local plan policy. **Table 5.16** summarises the relationship between the policy group and the relevant NPPF paragraphs, which indicates that there is appropriate policy coverage. No policy gaps were identified.

Table 5.16 High level review against the NPPF

NPPF Sections of Relevance to the Local Plan	Local Plan Polices
Achieving Sustainable Development (paragraphs 7 -13)	LP3 'Presumption in favour of sustainable development' LP9 'Vitality and Viability of Centres' LP21 'Design' LP23 'Influencing the Demand for Travel' RP1 'Regeneration Priority Areas'
Delivering a sufficient supply of homes (paragraphs 59-79)	LP4 'Flexibility in Delivery of Housing' LP5 'Range of Housing' LP6 'Sites for Travellers'
Building a strong, competitive economy (paragraphs 80-84)	LP7 'Economic Growth' LP8 'Tourism and the Visitor Economy' LP9 'Vitality and Viability of Centres' LP10 'Retail'
Ensuring the vitality of town centres (paragraph 85)	LP9 'Vitality and Viability of Centres' LP10 'Retail' SS1 'Chesterfield Town Centre'
Promoting healthy and safe communities (paragraphs 91 to 101)	LP11 'Social Infrastructure' LP15 'A Healthy Environment' LP16 'Green Infrastructure LP18 'Open Space, Play Provision, Sports and Recreational Facilities and Allotments'
Promoting sustainable transport (paragraphs 102-107)	LP2 'Principles for Location of Development' LP8 'Tourism and Visitor Economy' LP11'Social Infrastructure' LP16 'Green Infrastructure' LP19 'Chesterfield Canal' LP20 'River Corridors' LP23 'Influencing the Demand for Travel' LP24 'Major Transport Infrastructure' SS1 'Chesterfield Town Centre' SS2 'Chatsworth Road Corridor' SS4 'Markham Vale' SS5 'Staveley and Rother Valley Corridor' SS7 'Chesterfield Railway Station'
Making efficient use of land (paragraphs 117 to 123)	LP1 'Spatial Strategy' LP2 'Principles for Location of Development' LP3 'Presumption in favour of sustainable development' LP15 'A Healthy Environment' LP21 'Design'

NPPF Sections of Relevance to the Local Plan	Local Plan Polices
Achieving well designed places (paragraphs 124-127)	LP2 Principles for location of Development LP21 'Design'
Protecting Green Belt Land (paragraphs 133-142)	LP1 'Spatial Strategy' LP2 'Principles for Location of Development' LP6 'Green Belt' LP8 'Tourism and the Visitor Economy' LP13 'Renewable Energy' LP16 'Green Infrastructure'
Meeting the challenge of climate change, flooding and coastal change (paragraphs 148 to 165)	LP3 'Presumption in favour of sustainable development' LP 13 'Renewable Energy' LP14 'Managing the Water Cycle' LP21 'Design'
Conserving and enhancing the natural environment (paragraphs 170-183)	LP3 'Presumption in favour of sustainable development' LP15 'A Healthy Environment' LP16 'Green Infrastructure' LP17 'Biodiversity, Geodiversity and the Ecological Network' LP18 'Open Space, Play Provision, Sports and Recreational Facilities and Allotments'
Conserving and enhancing the historic environment (paragraphs 184-188)	LP21 'Design' LP22 'Historic Environment'
Facilitating the sustainable use of minerals and waste (paragraphs 203-204)	LP15 'A Healthy Environment' LP21 'Design'

5.16 Habitats Regulations Assessment

5.16.1 A separate report on the HRA has been prepared for consultation alongside the Local Plan.

5.16.2 There are no European sites within Chesterfield Borough. There are five European sites within 15 km of the Borough boundary.

5.16.3 The Local Plan can only directly influence or control development within the local authority area and so 'direct' effects on these European sites will not occur as a result of the Plan. However, it is accepted that local plans can affect European sites beyond their administrative boundaries through a range of mechanisms and that it is appropriate to identify and avoid or mitigate potential effects during the development of the plan. Having said that, distance is a strong determinant of the scale and likelihood of most effects and the scope of any HRA should reflect the likely environmental outcomes of the plan and its 'zone of influence', as well as the interest features of nearby European sites and their potential vulnerabilities. Clearly, the distance between the Borough and the nearest European sites is such that most of the potential effects typically ascribed to local plans (e.g. increases in visitor pressure) are likely to be weak or effectively absent in this instance.

5.16.4 The HRA Report considers the potential for likely significant effects in relation to these sites.

5.17 Mitigation and Enhancement

5.17.1 Recommendations arising from the SA are set out in **Table 5.17** below. These will be considered by the Council following consultation on the draft Local Plan. The policy references have been updated to reflect the latest version of the Local Plan.

Table 5.17: Summary of Recommendations

Policy Group	Policies	Recommendation
Vision and Strategic Objectives	N/A	Consider adding a Strategic Objective seeking to ensure that economic, social and environmental objectives are achieved in an integrated way, where possible.
Spatial Strategy	LP1 - LP3	Policy LP1 could reference seeking the beneficial use of the Green Belt, consistent with paragraph 141 of the NPPF.
Environmental Quality	LP15 - 20	A previous recommendation of the SA was that the Local Plan highlight the need to establish open mosaic grassland habits – Policy SS5 'Staveley and Rother Valley Corridor' now does this.
Homes and housing	LP4 - LP6	A previous recommendation was that policy LP6 should reference that development in the Green Belt will constitute inappropriate development and planning permission will only be granted where 'very special circumstances' can be demonstrated.
Design and the Built Environment	LP21 - LP22	Policy LP21 could encourage the voluntary use of the Home Quality Mark. Policy LP21 could require the use of BREEAM standards for non-domestic buildings. Policy LP22 - Consider whether or not this reflects the language and principles set out in the NPPF at paragraphs 194 to 196 in relation to the significance of designated heritage assets and their conservation, the concepts of substantial and less than substantial harm etc. Policy LP22 could reference the importance of industrial archaeology in the Borough.
Regeneration Priority Areas	RP1	The supporting text could set out what measures will be used to help address issues in Middlecroft and Rother which are excluded from the RPAs on the basis that they do not have major development opportunities. A previous recommendation was that the policy could be moved to the 'Making Great Places' section – the Local Plan has been restructured with that section removed so this recommendation is not taken forward. The policy now precedes the policies on strategic sites, which is an appropriate location position.
Strategic Sites and Locations	SS1 – SS5	Policies SS1, SS2, SS3, SS4 and SS7 could confirm the anticipated number of dwellings to be provided in the areas in the plan period and beyond (Policy SS5 and SS6 do this).

Policy Group	Policies	Recommendation
		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. A previous suggestion was that Policy SS5 criterion l) to include reference to designated and non-designated heritage assets and their settings within and closely related to the site. This recommendation has been incorporated in the policy. The policy could reference the role of green infrastructure in preserving the setting of heritage assets. 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. Policy SS5 could include a criterion to ensure that the comprehensive Master Plan and development proposals demonstrate how development would sit within the wider landscape.

6. Conclusions and Next Steps

6.1 Introduction

6.1.1 This section briefly summarises the key conclusions from the report and sets out the next steps, including details of how to comment on this report.

6.2 Sustainability Appraisal

6.2.1 The Sustainability Appraisal has identified the potential for significant positive effects.

6.2.2 The vision and strategic objectives for the Local Plan are considered to be appropriate. The Pre-Submission Local Plan has identified future housing and employment needs. New evidence has been published (Standard Methodology) that indicates the previously identified housing figure (set out in the Consultation Draft Local Plan) is appropriate, although there has been a modest adjustment downwards from 4,629 to 4,375 dwellings over the plan period. Around 15% of the provision for new housing will come from small sites (exceeding the requirement of 10% required by the NPPF) and 2,350 of the total need will be met by sites that already have planning permission, including Chesterfield Waterside, land north of Dunston and the recently permitted development at Poolsbrook. 44 ha of land for employment will be provided in the Plan period, which has been adjusted from the Consultation Draft Local Plan to reflect existing completions and commitments.

6.2.3 The overall strategy is to meet housing and employment needs in sustainable locations within the Borough and to provide a degree of flexibility in the future provision of sites. The use of previously developed land and buildings is prioritised as are locations that will help address existing issues associated with deprivation and secure the regeneration of areas. This will be achieved through a spatial strategy focussing on existing centres and regeneration, and overall is considered broadly consistent with the overall spatial strategy in the adopted 2013 Core Strategy. However, it is not possible to meet the entire housing need from previously developed land and the plan therefore includes a number of large greenfield sites to deliver the required level of development. The size, location and connectivity of these sites ensures that wider sustainable benefits can be optimised, and the site specific and other Local Plan provide appropriate mitigation.

6.2.4 The draft Local Plan seeks to provide general policies that will protect and enhance biodiversity, landscape and cultural heritage within the Borough. Tensions between these factors and new development is recognised in the draft Local Plan. Recommendations have been made in this SA to strengthen relevant policies, for example ensuring that the importance of cultural heritage features and their settings are taken into account at the detailed master planning stage or that specific habitat and species effects are mitigated.

6.3 Habitats Regulations Assessment

6.3.1 There are no European sites within Chesterfield Borough. There are five European sites within 15 km of the Borough boundary.

6.3.2 The potential for likely significant effects in relation to these sites has been considered in a separate HRA Report.

6.4 Compliance with the NPPF

6.4.1 The policies in the Draft Local Plan have been reviewed against the requirements of the NPPF (see **Appendix Q** for details). The review found these to meet the requirements of the NPPF in respect of the topics to be covered by local plan policy. Some detailed suggestions were made to cover detailed matters in respect of the approach to the Green Belt and built heritage.

6.5 Recommendations

6.5.1 A set of recommendations have been provided and are set out in **Table 5.17** of this report and will be considered by the Council following consultation on the draft Local Plan. Some recommendations have already been incorporated in the Local Plan.

6.6 Monitoring

6.6.1 It is a requirement of the SEA Directive and associated Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM et al, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely. Instead, monitoring needs to be focused on significant sustainability effects, including unforeseen adverse effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:

- Were the predictions of sustainability effects accurate?
- Is the Local Plan contributing to the achievement of desired SA objectives?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

6.6.2 Monitoring should be focussed on:

- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
- Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken.
- Where there is the potential for effects to occur on sensitive environmental receptors.

6.6.3 The indicators that have been identified to date are set out in **Appendix E**. It will be important that any monitoring regime associated with the SA is embedded within monitoring associated with the Local Plan and other Council workstreams, so as to avoid duplication of effort.

6.7 What are the Next Steps in the SA Process?

6.7.1 This SA Report will be consulted on alongside the Draft Local Plan. The responses to this report will be taken into account when undertaking the next stages of the SA and in producing the next version of the Local Plan.

6.8 How to Comment on this Report

6.8.1 This SA Report is being consulted on alongside the Draft Local Plan. Details of how to respond and the deadline for doing so are provided below.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this SA Report.

The consultation starts at 9am on Monday 14th January 2019 and ends at 5pm on Friday 22nd February 2019. Comments should be sent to:

By email: localplan@chesterfield.gov.uk

By post: Strategic Planning and Key Sites Manager, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

All representations must be received by the Council no later than 17:00 on Friday 22nd February 2019. Any submissions received after this deadline cannot be considered.