



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council Local Development Scheme Thirteen

December 2025

Chesterfield Borough Council Local Development Scheme 13

Introduction

This is the thirteenth Local Development Scheme for Chesterfield (LDS13), taking the place of the twelfth Local Development Scheme (LDS12).

The Planning & Compulsory Purchase Act 2004 Act, as amended, requires the council to prepare and maintain a Local Development Scheme (LDS). This provides a public statement of the council's programme for producing the Local Plan. It explains which Local Development Documents will be produced as part of the Chesterfield Local Plan and when and how they will be produced.

The Localism Act 2012 and associated regulations made additional changes to the requirements for Local Plans. The National Planning Policy Framework (NPPF) and National Planning Practice Guidance also guide the preparation and implementation of Local Plans. The most significant change was the reintroduction of the concept of a single, integrated local plan as the main Development Plan Document for an area like the Borough of Chesterfield.

The Levelling Up and Regeneration Act 2023 sets out further reforms for Local Plans. The Written Ministerial Statement of 27th November 2025 on Reforming Local Plan Making has set out that new Regulations on Plan Making are to be set out early in 2026.

The Act requires each local planning authority to prepare and maintain a document to be known as their "local plan timetable" which must specify:

- a) the matters which the authority's local plan for their area is to deal with,
- b) the geographical area to which the authority's local plan is to relate,
- c) any supplementary plans which the authority are to prepare,
- d) the subject matter and geographical area, site or sites to which each of those supplementary plans is to relate,
- e) how the authority propose to comply with the requirement in section 15F(1) (requirement in relation to design code),
- f) whether the authority's local plan for their area is to be a joint local plan and, if so, each other local planning authority for whose area the joint local plan is to be their local plan,
- g) whether the authority are to prepare a joint supplementary plan and, if so, each other local planning authority who are to prepare that joint supplementary plan with them,
- h) any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 15J, and
- i) a timetable for the preparation of the authority's local plan for their area, and any supplementary plans the authority are to make, which is consistent with this Part and any regulations made under it

The Act also requires that to bring the local plan timetable into effect, the local planning authority must publish it, together with a statement that the timetable is to have effect. Once the local plan timetable has effect, the local planning authority must comply with it.

This Local Development Scheme took effect on the 19th December 2025.

Impact of Plan Making Reforms

The Written Ministerial Statement of 27th November 2025 on Reforming Local Plan Making has set out that new Regulations on Plan Making are to be set out early in 2026. Plans submitted for examination before 31st December 2026 can be examined under the 'current' (December 2024) NPPF and procedures.

The timetable set out below anticipates submitting a plan prior to this date. However, the Council is aware that any significant slippage to the plan making process could result in the submission date extending beyond the December 2026 cut-off date.

We will review the new plan making regulations when they are published, in the context of the progress made on the Plan at that time. Should this indicate that it would be beneficial to plan making to prepare the plan under the new system, an updated timetable will be published.

The programme for the Local Development Scheme (LDS) setting out the proposed timetable and dates of key milestones for each LDD is set out below.

Current Development Plan

As of December 2025, the Development Plan for Chesterfield Borough comprised the following documents:

- Chesterfield Borough Local Plan (adopted July 2020)
- Saved policies of the Derby & Derbyshire Waste Local Plan (adopted March 2005)
- Saved policies of the Derby and Derbyshire Minerals Local Plan (adopted 2000 and altered 2002)

The council adopted a Community Infrastructure Levy (CIL) in April 2016.

Local Plan Review and Proposed New Local Plan

Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. This is a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

The council reviewed the Local Plan in 2024 and concluded that a new Local Plan is necessary given the change in national planning policy in December 2024 which sets a significantly higher requirement for new homes being built in Chesterfield borough. The strategic matters that the new Local Plan will cover include the following:

- Homes and housing
- Jobs, Centres and Facilities
- Infrastructure Delivery
- Environmental Quality
- Design and the Built Environment
- The Historic Environment
- Travel and Transport
- Climate Change

The new Local Plan will relate to the administrative borough of Chesterfield.

Design Code

The Levelling Up and Regeneration Act 2023 amends the Planning and Compulsory Purchase Act to require a Local Planning Authority to “...ensure that, for every part of their area, the development plan includes requirements with respect to design that relate to development, or development of a particular description, which the

authority consider should be met for planning permission for the development to be granted”.

The draft NPPF published December 2025 moves away from requiring a Design Code for the whole Local Plan area, instead referring to LPAs ‘considering’ their use amongst a range of tools.

Chesterfield Borough Council is not currently considering preparing an area wide Design Code. We anticipate meeting this requirement through the review and updated of Local Plan policies on design and amenity (both general and site specific), the updating of existing Residential Design Guidance (the ‘Successful Places’ guide) and preparing additional design guidance for specific sites and types of development.

Supplementary Plans

There are no other supplementary plans which are being prepared at the time of writing.

There is currently no intention to prepare any joint local plan or supplementary plans.

Document	Subject Matter	Geographical Coverage	Timetable & Milestones
Development Plan Documents			
Chesterfield Borough Local Plan	Policies and site allocations for development to 2035	Chesterfield Borough	Adopted 2020 Reviewed 2024. New Local Plan to be prepared.
Policies Map	Policy boundaries and site allocations related to Development Plan	Chesterfield Borough	Adopted 2020 Reviewed 2024. New Local Plan to be prepared.
Other Local Development Documents			
Statement of Community Involvement	Procedures and practice for community engagement in plan preparation and determining planning applications	Chesterfield Borough	Updated SCI published February 2025 To be reviewed by 2030
Community Infrastructure Levy Charging Schedule	Charging regime for provision of infrastructure to support growth set out in the adopted Local Plan	Chesterfield Borough	Adopted April 2016 To be reviewed. Timescale dependent on clarification from the government on the new national system for development contributions. The provision which relates to infrastructure levy (contained within Part 4 of the LURA Act) have not yet come into force (they will do so on such day as the Secretary of State may by regulations appoint.

Local Plan 2025 to 2044 Timetable:

Local Plan Stages	Dates
SA Scoping engagement with statutory stakeholders. Engagement with infrastructure providers.	Commenced January 2025 and on-going.
Regulation 18 Stage – Initial consultation on issues and priorities	March 2025
Regulation 18 Stage - Preferred Strategy and Site Allocations	April to May 2026
Publication Consultation (Pre-submission) Plan under Regulation 19	September 2026
Submission of the Draft Plan to the Government	December 2026
Public Examination (Regulation 22) (Including Consultation on Modifications)	March 2027 (examination timings are indicative only)
Inspector's Final Report published	September 2027 (examination timings are indicative only)
Adoption by the Council	October 2027