



CHESTERFIELD
BOROUGH COUNCIL

Regulation 18 Consultation Statement

May 2026



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1 Introduction

- 1.1 This Statement of Consultation explains how Chesterfield Borough Council has engaged with local residents, community groups, businesses, organisations and stakeholders in line with the National Planning Policy Framework (NPPF) and relevant statutory requirements.
- 1.2 It summarises the approach taken to consultation and provides a high level overview of the outcomes of the Regulation 18 consultation, which the Council carried out between 31st March 2025 to 23rd May 2025.
- 1.3 Responses to the online questionnaire, along with summaries of written representations, are provided in Appendix D.

Statutory Requirements

- 1.4 The 2025 Local Plan consultation was undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 18 formed the first statutory stage in preparing a Local Plan under the 2012 regulations, which have since been replaced by a new plan making system designed to deliver shorter, clearer and more accessible Local Plans that communities and developers can rely on. The new [Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#) are now in force and the Council will proceed to prepare the new Local Plan and carry out consultations under these updated regulations.
- 1.5 This statement sets out the engagement work that the council has already undertaken with local residents, community organisations, voluntary bodies, businesses and other stakeholders in the preparation of a new Local Plan. The statement is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012 which requires the council to state:
- Which bodies and persons were invited to make representations under regulation 18.
 - How those bodies and persons were invited to make such representations.
 - A summary of the main issues raised by those representations.
 - How the main issues have been addressed in the local plan.
- 1.6 All consultation and engagement activities were carried out within the context of paragraph 16 (c) of the National Planning Policy Framework (NPPF) (December 2024), this states that plans should:
- “be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.”*
- 1.7 The [Statement of Community Involvement](#) (SCI) provides information about how the council will engage with the public and relevant consultees in the preparation of Local Plan documents and in the assessment of planning applications. The Regulation 18 consultation was undertaken in accordance with the provisions set out in the Statement

of Community Involvement. The SCI should be read in conjunction with the council's [Communications and Engagement Standards](#) which set out standards for Community Engagement that have been reflected in the SCI.

2 Who was Consulted

2.1 The Council is required to ensure that Statutory consultees and organisations are included in the consultation process throughout Local Plan preparation. Table 1 identifies the Statutory Consultees consulted as part of the Regulation 18 consultation by means of letter or electronic communication.

Table 1: Regulation 18 Statutory Consultees (2025)

| |
|---|
| <ul style="list-style-type: none"> • Neighbouring Local Planning Authorities: <ul style="list-style-type: none"> - Bolsover District Council - North East Derbyshire Borough Council - Derbyshire County Council |
| • Town or Parish Councils within or adjoining Chesterfield Borough |
| • Civil Aviation Authority |
| • Mining Remediation Authority |
| • Derbyshire Chamber of Commerce & Industry |
| • Derbyshire Wildlife Trust |
| • Historic England |
| • Environment Agency |
| • Homes England |
| • Derby and Derbyshire Integrated Care Board |
| • Local Enterprise Partnerships |
| • Severn Trent (water and sewerage undertaker) |
| • Sport England |
| • Yorkshire Water (water and sewerage undertaker) |
| • Western Power Distribution |
| • Marine Management Organisation |
| • Active Travel England |
| • Other relevant gas, electricity and electronic communications network infrastructure providers |

2.2 Other 'general' consultation bodies consulted include the following;

- a) voluntary bodies some or all of whose activities benefit any part of the local planning authority's area,
- b) bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area,
- c) bodies which represent the interests of different religious groups in the local planning authority's area,
- d) bodies which represent the interests of disabled persons in the local planning authority's area,

- e) bodies which represent the interests of persons carrying on business in the local planning authority's area;
- 2.3 The consultation documents were also issued to other organisations, stakeholders, residents and interested parties registered on the Council's Local Plan Consultation Database.

3 How we Consulted

- 3.1 The Strategic Planning Team worked closely with the Council's Communications Team to ensure that the Local Plan consultation was widely publicised and reached as many residents and stakeholders as possible. The following section details the methods used during the consultation process.
- 3.2 All statutory consultees and individuals/ organisations on the Local Plan database were issued with a letter or email setting out the details of the consultation on 31st May 2025. A further letter was sent on 16th May 2025 detailing the extension to consultation period until the 23rd May 2025. Copies of the initial notification and the subsequent extension letter are provided in Appendices A and B.
- 3.3 A communications plan was developed with the aim of using low-cost methods to promote the consultation and encourage participation. The campaign ran primarily on digital channels, with a strong focus on social media. Press releases were issued to promote the consultation in relevant news outlets. Posters were produced for display at key locations and to promote the in-person events held to support the consultation. Leaflets advertising the Local Plan were also produced and distributed at key sites to further increase awareness and engagement.

Consultation Events

- 3.4 In-person consultation events staffed by Council officers were arranged to give residents the opportunity to speak directly with planning officers about the new Local Plan. Two drop-in events were held:
- Monday 28th April from 4pm to 7pm at the Healthy Living Centre in Staveley
 - Wednesday 30th April from 4pm to 7pm at Chesterfield Town Hall
- 3.5 Each event was attended by the Local Plan Team and attracted a moderate level of interest from residents and special interest groups, with around 20 visitors at each session.

Social Media

- 3.6 A total of 52 posts were shared across Facebook, LinkedIn, Instagram and X during the consultation period. Table 2 provides an overview of impressions and engagements for each platform. Overall, posts relating to the Local Plan performed broadly in line with other corporate content.

| Platform | Number of posts | Impressions | Engagements |
|------------|-----------------|--|---|
| | | the total number of times content was seen on the platform | the total number of interactions with the posts, (including likes, shares/retweets and clicks). |
| Facebook | 17 | 31,391 | 2,137 |
| X | 15 | 2,893 | 55 |
| LinkedIn | 17 | 3,196 | 149 |
| Instagram* | 2 | 246 | 3 |

*Instagram was only used to promote in person sessions through Stories during the consultation.

Press Releases

- 3.7 Two press releases were issued during the consultation period. The first, announcing the launch of the consultation, was issued on 31 March and circulated to all local news outlets, regional business media, and specialist planning and construction contacts. The second press release, issued on 7 May, highlighted that there was still time to take part in the consultation and was sent to the same distribution list as the initial release. A reactive enquiry about the Green Belt Review was also used to further promote the Local Plan consultation.
- 3.8 Some links to example media coverage are provided below and in Appendix C. A comprehensive record of all coverage cannot be produced as some outlets remove older news stories and the Council does not have access to corporate media monitoring software.
- Press Release One - [At least 500 new homes a year need to be built in Chesterfield - as housing targets rise by 108% and residents invited to have their say on new Local Plan](#) – Derbyshire Times 2 April
 - Press Release Two - [There's still time to have your say on the new Chesterfield Borough Local Plan](#) – Derbyshire Times 7 April
 - [Final chance to have your say on new Local Plan](#) – Destination Chesterfield 9 May
 - Other - [Five Derbyshire councils to review Green Belt maps after Government cash awards](#) – Derbyshire Times 29 April

Availability of Documents

- 3.9 In accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012, Local Plan consultation documents were made available for inspection at Chesterfield Borough Council Town Hall and at all libraries within the borough during normal office hours.
- 3.10 The Chesterfield Borough Council website hosted the main landing page for the Local Plan consultation which had prominent visibility on the Council website. The Local Plan page was featured as a lead story on the home page carousel throughout the consultation period and was also highlighted on the Planning landing page. The consultation document, policies map, interactive map and supporting evidence base documents were all published on the Council’s website.
- 3.11 During the consultation period the Local Plan content on the main council website received 619 page views from 270 users.

4 Consultation Representations

- 4.1 Duly made representations to the Local Plan consultation were accepted in the following formats:
- Placemaker Digital Consultation Platform
 - Letter
 - Email
- 4.2 All comments received were initially sorted electronically and classified according to the section of the Local Plan to which they related. High level summaries of the digital questionnaire responses are presented within this document and summaries of the written representations are provided in Appendix D.
- 4.3 A document detailing how the responses have informed the preparation of the Local Plan will be published as part of the ‘summary of scoping consultation’ later in 2026 alongside any responses to the Regulation 20 Scoping consultation.
- 4.4 Around 50 unique responses to the 2025 consultation were received, however not all respondents answered every question or engaged with each topic. An indication of the number of responses to each question is provided within the relevant sections below.

5 Vision and Strategic Objectives

| Question Number | Reg. 18 Consultation Question |
|------------------------|---|
| 2.1 | The below is a list of the things which we think the local plan can and should influence. What would be your top five priorities? |
| 2.2 | Have we missed anything that should be a priority? |

5.1 Questions relating to the Vision and Strategic Objectives of the Local Plan sought to understand the key issues that people think the Local Plan can and should influence. In terms of the proportion of respondents selecting each objective as a priority, (Question 2.1), ‘Nature recovery’ (71.2%), ‘improving wellbeing and reducing health inequalities’ (67.3%), ‘making communities more sustainable’ (63.4%) and ‘addressing the causes and effects of climate change’ (59.6%) were prioritised by participants. ‘Enabling enterprise and innovation’ (19.2%) and the ‘conservation and enhancement of cultural heritage’ (26.9%) received comparatively fewer responses.

| Priority | Count of Responses | % of Respondents Choosing this Priority |
|--|---------------------------|--|
| Helping nature recovery | 37 | 71.2% |
| Helping improve well-being and reduce health inequalities | 35 | 67.3% |
| Helping make communities more sustainable | 33 | 63.4% |
| Addressing the causes and effects of climate change | 31 | 59.6% |
| Meeting housing requirements with sustainable and affordable new homes | 25 | 48% |
| Management of natural resources e.g. water, air, soil, minerals | 23 | 44.2% |
| Conserving and enhancing how places look including towns, villages and countryside | 22 | 42.3% |
| Improving the number of jobs and access to these | 21 | 40.4% |
| The conservation and enhancement of cultural heritage | 14 | 26.9% |
| Helping to enable enterprise and innovation | 10 | 19.2% |

5.2 Other priorities raised by respondents (Question 2.2) included: the prioritisation of active travel, utilising previously developed sites, the integration of green infrastructure and nature recovery, food security, the restoration of Chesterfield Canal, flood risk mitigation and the regeneration of the town centre.

6 Climate Change and the Local Plan

| Question Number | Reg. 18 Consultation Question |
|------------------------|---|
| 3.1 | Do you think that there are any other changes we should make to the Local Plan to help us reach our target of a carbon neutral borough by 2050? |
| 3.2 | If yes, what further changes would you like to see? |

6.1 Almost half of the 39 participants responding to Question 3.1 (49%) think that changes should be made to the Local Plan in order to help us reach our target of becoming a carbon neutral borough by 2050. Changes suggested include:

- Encouraging nature based solutions which support carbon sequestration including: hedgerow planting, green roofs and walls, SuDS, street trees and habitat creation and enhancement.
- Increasing the proportion of adaptable homes.
- Integrating DCC's Climate Change Planning Guidance and Assessment Tool with planning requirements.
- Promoting opportunities for domestic tourism.
- Prioritising the use of public transport and active travel methods.
- Prioritising the use of centres rather than out of town retail.
- Increasing developer requirements with regards to renewable energy generation, insulation, heat pumps and tree planting.
- Building smaller homes and encouraging the development of 'freehold' flats to ensure their popularity.
- Promoting water management and the creation of space for water.
- A 'rooftop-first' approach to solar to reduce impacts on greenfield sites.
- Ensuring new developments are built within walking distance of services.
- Highways interventions such as reduced speed limits and additional cycle lanes.
- Utilising previously developed land and empty properties to reduce reliance of greenfield sites.
- The development of policies to strengthen the passive management of climate change.

6.2 51% of 39 total respondents felt that no changes were required to the Local Plan's approach to Climate Change, with several noting that increased requirements could create viability challenges with national regulations such as the 2021 Part L Interim Uplift and the 2025 Future Homes Standard considered to already set robust expectations.

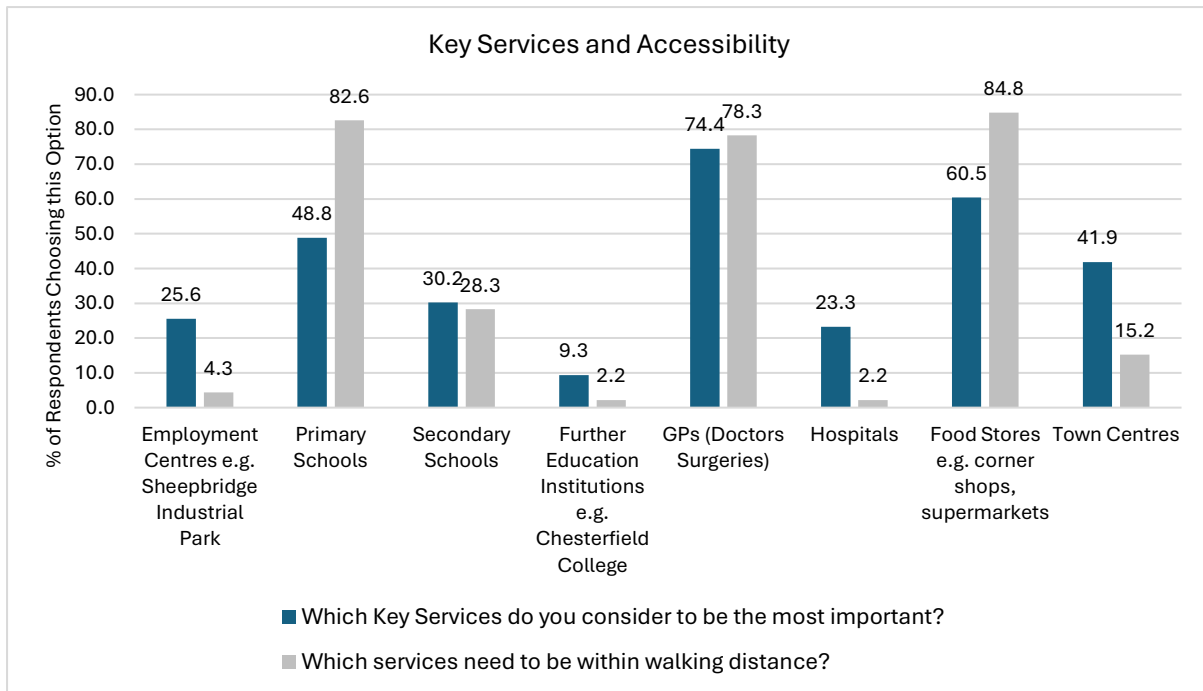
7 Spatial Strategy

| Question Number | Reg. 18 Consultation Question |
|-----------------|---|
| 4.1 | Do you agree with concentrating development where people can walk and cycle to services and facilities? |
| 4.3 | Which Key Services do you consider to be the most important? |
| 4.4 | Which services need to be within walking distance? |
| 4.5 | Are the Key Services listed above still appropriate? |
| 4.6 | Should any other Services be included as 'Key' services? |
| 4.7 | Should the policy specify Key Services for specific land uses? |
| 4.9 | Are the distances to facilities set out in the Indicative Catchments figure below appropriate? |
| 4.11 | Should the distances set out in the 'Indicative Catchments' figure above be included in the policy? |
| 4.13 | Should we strengthen our approach to prioritising development on previously developed land? |

| | |
|------|--|
| 4.15 | Should the Local Plan be clearer on what is meant by previously developed land of 'high environmental value'? |
| 4.17 | What are the most important things we should consider when planning for new places to live? |
| 4.18 | Are there any other important things we should consider when planning for new places to live? |
| 4.20 | Do you think we have enough employment land? |
| 4.22 | Do you think we have the right types of employment sites? |
| 4.24 | How do you think we should plan to meet the strategic need for logistic development across NEDDC, CBC and BDC? |
| 4.25 | Is the strategy of focusing development on the areas and sites that need regenerating still the best strategy for the borough? |
| 4.27 | How should Regeneration Priority Areas be represented within the Local Plan? |
| 4.28 | If you think we should keep the RPA designations, are the existing ones still appropriate? |
| 4.29 | Are there any other areas which should be considered for designation as a RPA? |
| 4.30 | Should any of the existing Green Wedges or Strategic Gaps be changed? |
| 4.31 | If you answered 'Yes' to the question above please describe how you think the Borough's Green Wedges or Strategic Gaps should be changed |

- 7.1 Within the current Local Plan (2018-2035) the overall approach to growth is to concentrate new development within walking distance of a range of Key Services and to focus on areas that need regenerating. 88% of the 49 respondents to Question 4.1 agreed that new development should be concentrated where people can walk or cycle to services and facilities, reducing car dependency. Respondents associated this approach with benefits such as reduced health and transport inequalities and contributions to climate mitigation.
- 7.2 Where respondents disagreed, the reasons typically related to the perceived need to bring forward greenfield housing sites on the edge of Chesterfield, which are likely to be located further from existing services and facilities. Some respondents also noted that large scale new development can incorporate its own services and facilities, reducing the need to be close to existing centres. Additional concerns were raised regarding the 15 minute cities concept, the practicality of cycling as a year round mode of transport, and the effectiveness of the Chatsworth Road cycleway.
- 7.3 Some considered that accessibility to public transport and the increased proliferation of electric vehicles are reasonable alternatives in locations with low accessibility to services and facilities.

Key Services and Accessibility



7.4 Across the 43 respondents to Question 4.3, GP surgeries (74.4%), food stores (60.5%), and primary schools (48.8%) were identified as the most important services. Further education institutions (9.3%), hospitals (23.3%), and employment centres (25.6%) were selected less frequently. When asked which services should be within walking distance, respondents again prioritised food stores (84.8%), primary schools (82.6%), and GP surgeries (78.3%). Secondary schools, employment centres, and further education institutions were viewed as less critical in this regard, with fewer than 5% of respondents selecting each option. The results indicate a gap between the perceived importance of services such as secondary schools, hospitals, and town centres, and the perceived need for close proximity, suggesting that respondents expect to travel further to access these facilities. One participant commented that all services are important and should not be ranked.

7.5 Of the 27 participants who responded, 96.3% believed that the key services listed¹ are appropriate (Question 4.5). When asked whether additional services should be included (Question 4.6) the most frequently referenced services were green spaces (13 mentions), community spaces and facilities (9), pharmacies (7), sports centres and facilities (6) banks (5), transport hubs (5) and post offices. Other facilities referenced include: playgrounds, dentists, citizens advice / support facilities, cash machines, leisure opportunities, shops, libraries, childcare, police and garages.

7.6 Almost 80% of 27 respondents think that the Local Plan should specify key services for specific land uses (Question 4.7) with a consensus that residential developments

¹ Employment Centres, Primary Schools, Secondary Schools, Further Education Institutions, GPs, Hospitals, Food Stores and Town Centres.

should have good access to schools, GP surgeries, food stores, community centres and green spaces. The need for nearby childcare services for commercial developments was raised by one participant along with the need for medical, retail and green space opportunities. Most developers argued that specifying key services by land use is overly prescriptive and should be determined on a case by case basis.

Indicative Catchments for Local Services

- 7.7 Of the 30 respondents to Question 4.9, 83% considered the distances to facilities set out in the Successful Places Supplementary Planning Document (SPD) to be appropriate, reflecting both the relative importance of different services and the aim of promoting active travel. Some respondents suggested that shorter distance thresholds should apply to specific facilities, particularly bus stops, the green network and primary schools, with several indicating a preference for distances of within 500 metres. Developers and site agents emphasised that the catchments should be treated as guidelines, allowing flexibility to respond to site specific circumstances rather than being applied rigidly. A further theme raised was the importance of prioritising brownfield sites located within walking distance of key facilities.
- 7.8 Of the 27 respondents to Question 4.11, 78% agreed that the distances set out in the Successful Places SPD should be incorporated into a Local Plan policy. Respondents felt this would strengthen spatial planning, support sustainable development, and ensure that service provision is considered from the outset of the development process.
- 7.9 Many developers and some residents felt that the catchment distances should be treated as guidance rather than fixed requirements, emphasising the need for flexibility where facilities lie only marginally beyond the stated thresholds. Respondents also highlighted opportunities for new development to enhance service provision, particularly on larger sites. Chesterfield Canal Trust questioned whether a rigid application of catchments could discourage the inclusion of new services within major developments. The Home Builders Federation noted the advantages of a settlement hierarchy approach, whereby settlements could expand to accommodate additional services if development is allocated within them. Respondents also raised the importance of considering how distances are measured, including the relevance of routing and starting points.

Approach to Previously Developed Land

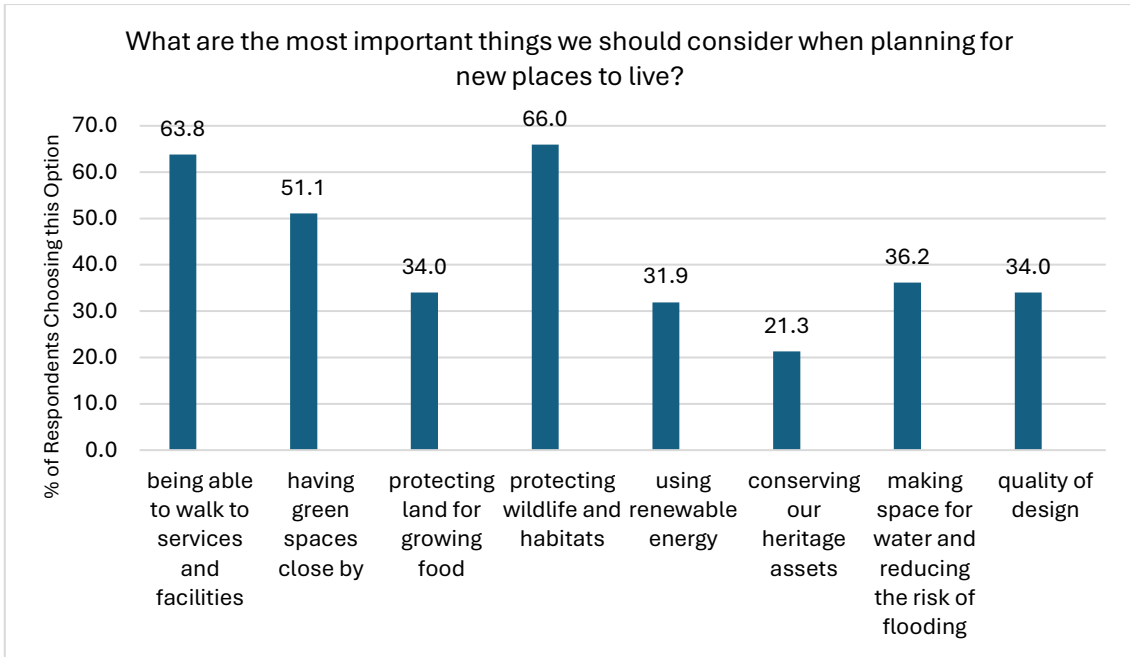
- 7.10 Most respondents (83% of 42) to Question 4.13 supported strengthening the Council's approach to prioritising development on previously developed land. Respondents highlighted opportunities to align this with environmental and climate objectives, including the promotion of brownfield sites through tools such as the CPRE Brownfield Toolkit. Suggestions also included introducing flexible use zones for centrally located brownfield sites as a means of encouraging redevelopment.
- 7.11 Respondents recognised that Chesterfield contains significant areas of brownfield land in sustainable locations, and many felt that previously developed land (PDL) with no ecological value should be prioritised ahead of sites that do hold environmental

importance. One participant argued that no greenfield development should be permitted until all brownfield opportunities have been exhausted, identifying long standing sites such as Walton Works and Staveley Works as priorities for redevelopment. Natural England noted that some PDL sites do possess ecological value, emphasising the importance of using the Open Mosaic Habitat layer as a starting point for assessing environmental sensitivity. The high ecological value of the Staveley Rother Corridor was also highlighted alongside a preference for directing development towards land of poor quality.

- 7.12 Some participants noted the existence of strong national policy promoting the use of brownfield land as well as the effectiveness of CBC's existing approach to PDL with most windfall developments having occurred on brownfield land. All developers responding to this question highlighted the challenges associated with brownfield delivery, including contamination, access constraints, and remediation costs, alongside the implications of changes to the standard method and the resulting need to release greenfield land to meet housing requirements. Several respondents cautioned that tightening the policy position on brownfield prioritisation could increase the risk of under-delivery.
- 7.13 Natural England noted that some brownfield land provides habitats for protected and priority species and that the biodiversity or geodiversity value of the land and its environmental sensitivity will need to be taken into account so that any harm can be avoided, mitigated or compensated for. Across the 32 respondents to Question 4.15, 84% felt that the Local Plan should provide greater clarity on what constitutes Previously Developed Land of "high environmental value". Several respondents described the current term as ambiguous, raising concerns that this could lead to delays or disputes during the planning process. A clear, measurable and nationally consistent definition was preferred to support transparency and consistency in decision making.

Planning for New Places to Live

- 7.14 Among the 48 respondents to Question 4.17, the most valued considerations when planning for new communities were the protection of wildlife and habitats (66%) and ensuring walkable access to services and facilities (63.8%). While still regarded as important, conserving heritage assets ranked lowest among the listed factors, with 21.3% of respondents selecting this option.



7.15 Additional things to consider as highlighted by participants (Question 4.18) include:

| | |
|---|--|
| Homes and Housing | <ul style="list-style-type: none"> • Provision of affordable housing • Achieving a mix of housing to meet local needs • Provision of housing for older people • Achieving sufficient integration between new and existing housing estates • Quality of design • Minimising impact on existing residents • Prioritising use of previously developed land • Challenging the standard method (local housing need not as high) • Maintaining appropriate gaps between settlements • Ensuring the viability and deliverability of new housing |
| Transport | <ul style="list-style-type: none"> • Access to public transports • Cycling infrastructure • Road infrastructure • Active travel opportunities • Minimising the impact of new development on the road network |
| Environmental & Sustainability | <ul style="list-style-type: none"> • Reviewing Green Belt • Avoiding use of green belt land • Creating sustainable places • Ensuring access to and provision of green spaces /open space • Ensuring there is appropriate land for re-wilding /biodiversity • Promoting renewable energy |

| | |
|----------------------------------|---|
| Health and Infrastructure | <ul style="list-style-type: none"> • Hospital services • Planning for long term health outcomes • Proximity to services and provision of community facilities • Provision of sports and recreation facilities • Digital Infrastructure / Broadband • Drainage systems |
|----------------------------------|---|

Employment Land

- 7.16 Of the 27 respondents to Question 4.20, 63% (14 participants) considered there to be sufficient employment land within the borough. Those who agreed pointed to the variety of available sites, as well as opportunities arising from vacant buildings, infill development on industrial estates, and the reuse of previously developed land.
- 7.17 Some participants felt that the amount of employment land within the borough is insufficient to support future population growth and economic aspirations. They noted that although the 2025 Economic Needs Assessment identifies a local oversupply of general employment land, it also highlights a requirement for 2–3 strategic logistics parks across Bolsover, Chesterfield and North East Derbyshire. One resident expressed concern that these requirements could place disproportionate pressure on land within Chesterfield, arguing that the borough should not be expected to meet needs generated elsewhere. Respondents also raised issues around the quality of local employment opportunities, citing a perceived shortage of high quality jobs and a trend towards warehouse based employment offering fewer varied opportunities.
- 7.18 Just over half of participants (53% of the 17 respondents) to Question 4.22 felt that Chesterfield has the right types of employment land, offering a broad range of opportunities for employment development. While some respondents emphasised the need to identify additional B2/B8 land close to the motorway, views on office provision were mixed, with it being described as both over-provided and under-provided. Several participants also called for a stronger focus on attracting smaller businesses to the town and for improvements to existing employment sites across the borough.
- 7.19 Respondents to Question 4.24 highlighted the need for joint working between North East Derbyshire District Council, Chesterfield Borough Council, and Bolsover District Council to identify and prioritise suitable locations for logistics development across the wider area. Participants also emphasised the importance of climate friendly, flexible and modular design in future logistics schemes, with particular opportunities noted around M1 Junction 29.

Regeneration

- 7.20 Across the 25 respondents to Question 4.25, 80% agreed that focusing development on areas and sites requiring regeneration remains the most appropriate strategy for the borough. Developers emphasised that this approach should not preclude the allocation of reliable, deliverable sites that can bring forward new homes without grant support and make significant contributions to infrastructure. It was also noted that many

Regeneration Priority Areas (RPAs) already have extant permissions or developments under construction and that greenfield sites will still be required to support the borough's wider growth aspirations.

- 7.21 Participants identified Grangewood, Boythorpe Works, and Birdholme as areas that lack sufficient facilities, reinforcing the importance of directing regeneration efforts towards locations with existing deficits. Several respondents also stressed the need to prioritise brownfield sites within regeneration areas, reflecting a strong view that green spaces within walking distance of deprived communities should be protected.
- 7.22 Just over half of participants (56% of the 25 respondents) to Question 4.27 felt that Regeneration Priority Areas (RPAs) should be presented as individual sites with specific objectives, rather than as broad designations. Separately, 82% of the 17 respondents to Question 4.28 considered the existing RPAs to be appropriate, supporting their retention as a means of promoting sustainable development and strengthening local services and amenities.
- 7.23 Respondents suggested that regeneration should be tailored to the specific challenges of each area, potentially through tools such as Area Action Plans, development corporations and regular reassessment to reflect emerging needs. Several participants also emphasised that local communities should have a meaningful role in shaping the type of support required.
- 7.24 Suggested extensions to existing RPAs and new RPA areas (Question 4.29) include:
- Barrow Hill: Proposed extension along Works Road to Hollingwood, focusing on active travel improvements.
 - Grangewood, Sheffield Road, Derby Road and Chatsworth Road (highlighted for its brownfield land and flood mitigation opportunities).
 - Brownfield sites within the urban area.
 - Mastin Moor: expansion to include land at Renishaw Road to support housing diversity and sustainable growth.
- 7.25 The majority of respondents (18 of 23) to Question 4.30 felt that no amendments should be made to the existing Strategic Gaps (SGs) and Green Wedges (GWs). However, responses to Question 4.31 indicate some support for reviewing SG/GW and Green Belt boundaries where this may be necessary to help meet housing needs. Many stakeholders supported a reassessment of whether current SG/GW designations continue to serve their intended purpose, particularly in areas such as Brimington and Old Whittington, where the justification for maintaining gaps to preserve settlement identity was questioned. While some respondents argued that land within SG/GW designations should be considered for release before any Green Belt review, others stressed the importance of retaining green corridors and enhancing biodiversity. The concept of "grey belt" land (sites that no longer meaningfully contribute to Green Belt purposes) was also raised as a potential category for consideration. Overall, respondents called for a balanced, evidence-based approach to any future review.

8 Reducing Carbon Emissions

| Question Number | Reg. 18 Consultation Question |
|-----------------|--|
| 5.1 | Should our policies on Strategic Sites include requirements for investigating the feasibility of hydro power and district heating? |
| 5.3 | How do you think we can encourage use of renewables on existing buildings? |
| 5.4 | Should we identify the most appropriate locations for solar farms and wind farms through the Local Plan? |
| 5.6 | Are there any places where we should not allow solar farms, wind turbines or battery storage facilities? |
| 5.7 | Are there any approaches we could take to ensure we will have sufficient battery storage facilities? |
| 5.8 | Are there any other approaches the Council could take to help increase the provision of renewable energy infrastructure within the borough? |
| 5.9 | Do you agree that the Council needs to make developers do more to reduce emissions from new developments? |
| 5.11 | Do you agree with using a fabric first approach and using on-site renewables to meet energy requirements? |
| 5.13 | One option for raising standards on residential developments would be to require a percentage uplift on the current Target Emission Rate as set by Building regulations. This would be easy for developers as they already have to use an approved assessor to calculate the TER. If we did this, what percentage uplift do you think would be best and why? |
| 5.14 | Are there other ways we can raise standards of energy efficiency in buildings above Building regulations that would be better? |
| 5.15 | Do you think there are any ways in which we could encourage or incentivise net zero development? |
| 5.16 | Should we have a preference for which sort of on-site renewables are used to meet ongoing energy demands, such as solar panels on roofs? |
| 5.18 | We think that requiring BREEAM for major commercial developments is a good option, with on-site renewables for residual on-going energy needs. Do you agree? |
| 5.20 | Should we place flexibility in any policy requiring a higher level of energy efficiency and use of renewable/low carbon energy, to take into account evidence from developers that meeting the higher standards is not technically feasible? |

Use of Renewables

- 8.1 Across the 32 respondents to Question 5.1, 84% agreed that the Local Plan should include policy requirements to investigate the feasibility of hydro power and district heating. This reflects strong support for exploring low-carbon, decentralised energy solutions as part of future development proposals.
- 8.2 Participants suggested that opportunities for district heating should include options such as mine water and surface water heat pumps, but emphasised that such systems should only be pursued where key success factors (including reliable anchor loads) can be demonstrated. Several respondents referenced Derbyshire County Council's Spatial Energy Study, noting its finding that there is potential for hydro-electric generation in Chesterfield, and highlighting the need for further investigation and delivery work to understand feasibility. Developers generally stated that any policy requirement in this

area would need to be viability tested, given the significant technical and cost challenges associated with bringing forward heat networks or hydro schemes. They also stressed that any investigation requirements must be proportionate and aligned with the Energy Security Bill (2022). The Home Builders Federation (HBF) cautioned against requiring Strategic Sites to assess hydro power or district heating, noting that most heat networks still rely on gas, while low carbon networks remain prohibitively expensive due to high upfront capital costs. They recommended relying on national Building Regulations and the Future Homes Standard, citing concerns around consumer protection and the need for a statutory regulatory framework for heat networks.

- 8.3 In response to Question 5.3, participants suggested a range of measures to encourage the uptake of renewable energy technologies on existing buildings. Recommendations included aligning local policy with national targets, providing financial incentives and grant schemes, running awareness campaigns, and showcasing successful local examples to build confidence. Specific proposals included mandatory solar installations on council homes, targeted support for businesses, embedding renewable energy considerations into policies, and installing renewables on public buildings to increase visibility and demonstrate leadership.
- 8.4 Across the 32 respondents to Question 5.4, 88% agreed that the Local Plan should identify the most appropriate locations for solar and wind farms. Respondents supported a proactive approach to mapping suitable sites that would maximise clean energy generation while minimising environmental harm, ensuring that renewable energy infrastructure is directed to areas with the least ecological impact and the greatest potential benefit.
- 8.5 For Question 5.6, respondents felt that solar farms, wind turbines and battery storage should be avoided in ecologically sensitive areas, visually sensitive landscapes (including Strategic Gaps), and on high quality agricultural land. Many favoured rooftop or urban based solar instead of countryside installations, and highlighted the need for case by case assessment, community input, and consideration of emerging technologies such as agrivoltaics. Landowners also stressed that renewable energy should not be prioritised at the expense of other viable land uses.
- 8.6 Participants indicated that Battery storage should be planned strategically within the Local Plan, with collaboration through the Local Area Energy Plan and with the electrical supply industry. Safety, resilience, and integration with local energy generation in new housing developments are seen as key priorities (Question 5.7).
- 8.7 Other measures highlighted to help increase the provision of renewable energy infrastructure within the borough (Question 5.8) include:
- Guidance to consider roof pitch and orientation to maximise solar potential
 - Visualisations and statements of community benefit
 - Community owned energy schemes
 - Promotion of ‘Green Chesterfield’ and business take up through Destination Chesterfield

- Information on grant schemes
- Requirements for new developments to integrate renewable energy features like solar panels, ground and air source heat pumps, and district heating systems.
- Use of rooftop solar and solar canopies on car parks, especially for council buildings and large commercial sites.

Reducing Emissions

- 8.8 For Question 5.9, 78% of respondents agreed that the Council should require developers to do more to reduce emissions from new developments, including setting robust sustainability standards. Participants emphasised that early integration of technologies such as rooftop solar, heat pumps and battery storage is more effective and cost-efficient than retrofitting. Many felt the Council should enforce national requirements sooner, hold developers accountable and ensure that environmental performance is prioritised over profit. One landowner cautioned that requirements should not exceed national standards.
- 8.9 For Question 5.11, almost 90% of respondents supported a fabric-first approach, prioritising insulation, airtightness and passive design as the foundation for energy-efficient buildings, alongside the use of on-site renewables to avoid costly retrofitting. The HBF cautioned against councils setting their own detailed policy requirements, arguing this would undermine economies of scale for developers. One land agent also noted that achieving 100% renewable energy is unrealistic given viability pressures within the borough.
- 8.10 For Question 5.13, most developers and agents argued that the Local Plan should align with national Building Regulations rather than introduce stricter local percentage uplifts on Target Emission Rates. They raised concerns about viability, particularly on brownfield and regeneration sites. Some residents supported modest uplifts (5–10%) or a more ambitious “gold standard” approach, emphasising the need for monitoring and enforcement. Overall, responses highlight a clear tension between climate ambition and the practical constraints faced by developers.
- 8.11 For Question 5.14, respondents suggested several ways to raise energy efficiency beyond Building Regulations. Proposals included adopting holistic certification schemes such as BRE Home Quality Mark and Active House, using tools like the Passivehaus Planning Package, and promoting passive design measures including shading, orientation and natural ventilation. Technical enhancements such as underfloor heating, heat recovery systems and improved insulation were also recommended. Some participants supported financial incentives, grants and carbon offset mechanisms (e.g. Warwick DC’s Net Zero Carbon DPD) to help deliver higher standards. A degree of caution was expressed about undermining national targets or creating viability challenges.
- 8.12 For Question 5.15, many respondents supported incentivising net zero development through measures such as planning incentives (faster decisions, dedicated case

officers, reduced fees), grant schemes, and showcasing exemplar sites. Concerns were raised about development viability, regulatory complexity, and the need for standardised approaches.

- 8.13 For Question 5.16, over two-thirds of respondents (71% of 17) felt the Local Plan should not specify a preferred type of on-site renewable technology. Participants emphasised the need for flexibility, allowing solutions to be tailored to the context and constraints of individual sites
- 8.14 For Question 5.18, 85% of respondents (13 in total) supported making BREEAM mandatory for commercial development to help raise environmental performance standards. However, some participants cautioned that imposing requirements beyond national regulations could discourage investment and create viability challenges, particularly for smaller schemes.
- 8.15 For Question 5.20, 80% of respondents (15 in total) supported allowing flexibility in policies requiring higher levels of energy efficiency. Participants emphasised the need for clear definitions and investment in in-house expertise to prevent developers from claiming infeasibility without justification. Some warned that overly prescriptive policies could deter investment and constrain housing delivery.

9 Homes and Housing

| Question Number | Reg. 18 Consultation Question |
|-----------------|--|
| 6.1 | Is it appropriate to continue to have a variable rate across the borough for the percentage of affordable housing that is sought (rather than a flat rate)? |
| 6.3 | Is it appropriate to continue using the Community Infrastructure (CIL) zones to determine the percentage of affordable housing to be sought from new residential development? |
| 6.5 | Should we create a new separate policy on Specialist Housing? |
| 6.7 | Should we increase the amount of M4(2) dwellings we ask for? If so, by how much? |
| 6.8 | Should we require a specific percentage of all new dwellings to be wheelchair-user adaptable (M4(3)a) dwellings? |
| 6.9 | Should we require a specific percentage of all new dwellings where the council has nomination rights to be wheelchair accessible (M(4)3b)? |
| 6.10 | Should we apply a presumption in favour of older person's housing? |
| 6.12 | Should we allow new housing for older persons with care outside of the Built up Area? |
| 6.14 | Should a certain percentage of new homes on large development sites be specialist housing? |
| 6.16 | Should Local Plan policy prevent the loss of existing housing that caters to older people or those with disabilities and special needs? |
| 6.18 | Should we require that all adaptable and accessible homes are designed to be 'dementia friendly'? |
| 6.20 | Are there any other approaches the Council could take to help increase the provision of specialist housing in the borough? |
| 6.21 | Should the Local Plan Policy on Gypsy & Traveller Sites clarify that the criteria within the policy will also be used to determine applications for extensions to and the intensification of existing sites? |

- 9.1 For Question 6.1, 84% of respondents agreed that Chesterfield should continue to apply a variable affordable housing requirement, reflecting the differing needs and viability conditions across the borough. Participants felt that a locally responsive approach reduces unnecessary disputes and supports deliverable schemes, whereas a flat borough wide rate was viewed as overly simplistic.
- 9.2 For Question 6.3, 87% of respondents (15 in total) supported the continuation of Community Infrastructure Levy zones to determine affordable housing percentages. Many stressed that this approach must be underpinned by updated viability evidence, with several highlighting the need for a whole-plan viability assessment to ensure policies remain realistic and deliverable.

Adaptable and Accessible Housing

- 9.3 For Question 6.5, there was strong support for a dedicated policy on specialist housing, particularly for older people, reflecting the borough's ageing population and identified need. Respondents felt a clear standalone policy would support consistent decision making, reduce confusion, and avoid over reliance on Strategic Sites.
- 9.4 For Question 6.7, just over half of respondents supported increasing the proportion of M4(2) accessible and adaptable dwellings to 100%, in line with the evidence. One participant noted that forthcoming Building Regulations changes may already address this requirement and stressed the need to consider proportionality alongside M4(3)a and M4(3)b needs.
- 9.5 For Question 6.8, around 42% of respondents (19 total) supported requiring 5% of new dwellings to be M4(3)a wheelchair user adaptable, as recommended by the council's evidence. For Question 6.9, 56% of respondents (18 total) supported requiring 10% of new dwellings to be M4(3)b wheelchair user accessible, again reflecting the evidence base.
- 9.6 Across these questions, some participants advocated for higher or universal provision to futureproofed homes, while others cautioned that M4(3) dwellings are significantly more expensive and could impact overall viability. Respondents emphasised that wheelchair users and older people have distinct needs meaning that M4(3) standards are not always appropriate for older persons' housing. A case by case approach, supported by whole-plan viability testing, was recommended.
- 9.7 For Question 6.10, there was some support for a presumption in favour of older persons' housing, reflecting the borough's ageing population and the findings of the Older Persons Housing Taskforce. For Question 6.12, 69% of respondents (16 in total) agreed that development outside built-up areas may be necessary to meet the evidenced need for older persons' housing where suitable urban sites are unavailable. Participants stressed that policies should remain flexible, enabling provision in appropriate, well-located sites with sustainable access to GPs, shops and public transport. Some respondents advocated for universal housing design to reduce reliance on age-specific categories, while others emphasised the importance of integrating older persons'

housing within wider developments to avoid isolation and support mixed, inclusive communities.

- 9.8 For Question 6.14, 74% of respondents (22 total) supported integrating specialist housing into large development sites. Participants felt that including homes for older people, disabled residents, and families with specific needs would help create inclusive, mixed communities with good access to transport, healthcare and retail. Some developers cautioned that applying a fixed proportion may be overly simplistic, arguing that policies should align with national guidance and reflect site specific viability.
- 9.9 For Question 6.16, 83% of respondents (18 total) supported preventing the loss of existing specialist and older persons' housing, unless it is replaced with improved, modern facilities or where robust evidence shows no continuing need. For Question 6.18, participants felt that dementia-friendly housing should be encouraged through guidance rather than mandated, recognising the diverse needs of older people and those with disabilities. Aligning dementia friendly principles with M4(2) accessibility standards is seen as a way to support ageing in place and reduce unnecessary relocation. However, respondents cautioned that overly prescriptive requirements could affect viability and constrain overall housing supply
- 9.10 All participants that responded believe that new gypsy and traveller sites and extensions to them should be held to the same standards and policy criteria (Question 6.21).
- 9.11 Other suggested approaches to increase the provision of specialist housing within the borough (Question 6.20) include the allocation of specific sites and viability testing to determine whether adjustments should be made to treat it separately from mainstream housing. The need to improve housing options for older individuals currently living alone in large family homes, by incentivising downsizing was raised alongside the promotion of mixed demographic communities to encourage intergenerational living.

10 Jobs, Centres and Facilities

| Question Number | Reg. 18 Consultation Question |
|-----------------|--|
| 7.1 | Should we continue to try and protect all existing employment areas for employment related uses? |
| 7.3 | Should any existing employment land areas be developed for different uses? |
| 7.5 | Should we identify specific employment areas where we can be more flexible with alternative uses? |
| 7.7 | Should we look to safeguard some employment areas for heavy industrial uses? |
| 7.9 | How can we allow flexibility in uses within employment areas whilst ensuring safety and avoiding conflicting uses? |
| 7.10 | How flexible should we be about people wishing to run businesses from home? |
| 7.11 | How can we best support the upgrading of existing employment sites and premises so that they meet modern energy efficient standards, and improve the environment or townscape of the site or premises? |
| 7.12 | Do you agree that the current policy on tourism and the visitor economy is working? |

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|------|--|
| 7.13 | Is there anything else we should be considering to support tourism or guide tourism related development? |
| 7.14 | Do you feel that you have sufficient access to a range of services, shops and facilities to cover day to day needs (particularly within walking and cycling distance)? |
| 7.16 | Should the Local Plan be more flexible in allowing leisure and retail uses outside of the town, district and local centres? |
| 7.18 | Should we allow more non-retail uses within Chesterfield Town Centre? |
| 7.20 | Are there any other approaches we could take to help provide quality retail centres with a diverse range of shops? |
| 7.21 | Due to the level of vacancies in commercial premises within our centres we DO NOT think there is a need to find new land for comparison or convenience retail in the short to medium term. Our preferred approach will be to encourage the reuse, refurbishment or redevelopment of vacant floorspace within the authority area. Are there other approaches to planning for retail that would be more appropriate for the borough? |
| 7.22 | Do you feel that you have sufficient access to a range of services, shops and facilities to cover day to day needs (particularly within walking and cycling distance)? |
| 7.24 | Is there anything else that we should be considering to protect and support social infrastructure? If so, please explain what you think we should consider. |
| 7.25 | Are there any sites or uses which we shouldn't protect? If so, please specify the site / use and provide an explanation. |
| 7.26 | Should we seek protect the wider site, as well as the use with regards to social infrastructure? |
| 7.28 | How should we tackle the deliberate degradation of social infrastructure facilities? |
| 7.29 | Should we require that redundant social infrastructure is considered for full/ partial use as other forms of social infrastructure before alternative developments are considered? |
| 7.31 | Do we need to give more guidance on and example of what is considered to be social infrastructure? |

- 10.1 For Question 7.1, responses indicate that employment land policy should balance economic growth with community wellbeing, supporting flexible, mixed use development. Around 32% of respondents (22 total) favoured continuing to protect all existing employment areas, while 45% preferred greater flexibility. Whilst retaining local employment opportunities remains important there was also support for enabling home based businesses where residential amenity is protected, reflecting changing work patterns. Feedback also highlighted the need to review underused employment sites for potential reallocation to housing or other uses.
- 10.2 For Question 7.3, 68% of respondents (19 total) felt that some existing employment areas should be considered for alternative uses. Participants supported the LPA proactively engaging with landowners and agents to understand the availability and deliverability of employment sites, noting that high housing land values may incentivise conversion. Where industrial land is underused or outdated (reflecting shifts in manufacturing, retail and office activity) there was support for reviewing sites for potential re-designation. Specific locations highlighted for review included land between Staveley and Netherthorpe and parts of the employment zone between Chesterfield and Whittington.

- 10.3 There is support for identifying specific employment areas where the LPA can be more flexible with allowing alternate uses where it is underutilised (Question 7.5). The importance of permitting proposals that allow flexibility in adapting buildings and sites to meet changing needs was emphasised.
- 10.4 For Question 7.7, respondents felt that safeguarding land for heavy industrial uses remains important, given the specific locational requirements of such activities and their potential to conflict with residential, agricultural or renewable energy uses. Feedback highlighted the value of providing certainty for existing occupiers and supporting long-term investment, while also recognising the need for flexibility where suitable alternative land is available.
- 10.5 For Question 7.10, respondents supported a flexible approach to business uses within residential areas, noting the potential for negative impacts on neighbours and local amenity. Key concerns included noise, traffic, safety risks, and visual disruption. For Question 7.11, there was strong support for upgrading existing employment sites, with priorities including improved walking, cycling and green infrastructure links, and incentives for businesses to invest in energy efficiency, landscaping, and site improvements (e.g., grants or reduced business rates). Respondents emphasised the need for a supportive policy framework to encourage long-term investment and modernisation.

Visitor Economy

- 10.6 For Question 7.12, 53% of respondents (15 total) did not feel that the current tourism and visitor economy policy is working effectively. For Question 7.13, key suggestions for strengthening tourism and guiding tourism related development included:
- Licensing or restricting short-term holiday lets
 - The provision of a central transport hub connected to local and regional destinations, with enhanced walking, cycling, and onward travel options (including improved access between the train station and town centre).
 - Restoring the Chesterfield Canal and protecting and promoting heritage assets such as the Crooked Spire and rail heritage.
 - Re-opening the Tourist Information Centre, improving signage (such as adopting the Knooppunt system).
 - Investment in and public realm improvements, such as cleaning up the Shambles and revitalising historic buildings.
 - Promoting sustainable tourism initiatives and positioning the town as a gateway to the Peak District.
 - A dedicated tourism lead and clearer strategy are recommended to maximise impact.

Retail and Centres

- 10.7 For Question 7.14, 90% of respondents (20 total) felt they had sufficient access to day to day services, shops and facilities within walking and cycling distance. However, some

noted that accessibility varies across the borough, with areas such as Woodthorpe being more car dependent. While walking access was generally viewed as strong, participants highlighted the inadequacy of current cycling infrastructure, which is seen as a barrier to active travel. Improving safe walking and cycling connections, particularly between retail parks and the town centre, was identified as a priority. There was broad support for prioritising accessibility through future development.

- 10.8 For Question 7.16, 70% of respondents (20 total) felt the Local Plan should be more flexible in allowing leisure and retail uses outside established centres. While flexibility and innovation were supported, participants stressed the need to avoid undermining existing town, district and local centres. Out of centre leisure and retail uses were seen as car dependent, with risks of drawing activity away from more sustainable, accessible locations. Respondents felt such proposals should only be supported where they are well integrated with public transport and accessible by walking and cycling. There was support for prioritising renewal and investment in existing centres, guided by an up to date Built Sports Facilities Strategy to determine whether new provision or enhancement of existing facilities is needed. A case by case approach, aligned with the established hierarchy of centres and sound development management principles, was recommended.
- 10.9 For Question 7.18, 96% of respondents (25 total) supported allowing more non-retail uses within Chesterfield Town Centre. Feedback highlighted strong support for mixed use development, including residential uses (particularly on upper floors) to increase footfall, support local businesses, and strengthen town centre vitality. Participants also encouraged incorporating cultural and community spaces within centres. Other approaches recommended to provide quality retail centres with a diverse range of shops (Question 7.20) included:
- Improved parking facilities and lower car parking fees.
 - Creating additional housing and increasing use class flexibility within centres.
 - Encouragements for independent traders/ small businesses such as lower rents
 - Pop-up retail opportunities and spaces for short lets and community activities within shopping areas.
 - Ensuring a mix of major chains and smaller shops / retail/
 - Ensuring a sense of safety within centres by partnership working with the police and environmental enhancements such as cleaning at graffiti removal.
- 10.10 Respondents broadly supported the council's intention to encourage the re-use, refurbishment or redevelopment of vacant floorspace within the authority area, rather than finding new land for comparison or convenience retail in the short to medium term (Question 7.21). One respondent believes that centres should be expanded (driven by needs arising from population growth).

Social Infrastructure

- 10.11 For Question 7.22, just over half of respondents felt the current social infrastructure policy is working, though many expressed concern about the decline of community

facilities, including pubs and community spaces. While some of this decline is attributed to commercial pressures and limited resources rather than policy shortcomings, areas such as Grangewood and Birdholme were highlighted as lacking sufficient provision. Respondents emphasised the importance of protecting and enhancing existing social infrastructure and proactively supporting new facilities, though some felt the current policy strikes an appropriate balance between protection and flexibility. Sport England noted that sports facilities require distinct policy treatment, supported by robust, up to date evidence such as a Sports Facilities Strategy and Playing Pitch Strategy, to align with national planning guidance and ensure their protection, improvement and long-term sustainability.

10.12 Recommendations for protection and supporting social infrastructure (Question 7.24) include:

- Recognising green and blue infrastructure as essential social infrastructure, with existing protections maintained and enhancements considered.
- Repurposing and protecting vacant buildings like the former Hunloke Education Centre as community centres to provide affordable venues for community groups.
- Collating community views to inform development decisions (particularly in Regeneration Priority Areas).
- Cross-boundary reviews of community services and supporting community participation to ensure continued demand.

10.13 For Question 7.26, 50% of respondents (12 total) felt the Local Plan should protect wider social infrastructure boundaries, not just the use itself, to ensure that demolition does not prevent future reinstatement of community facilities. Others preferred a case by case approach, noting that the setting of social infrastructure assets is generally less critical than for heritage assets, and that reinstatement is not always feasible. Some respondents also supported the relocation of facilities to more viable or sustainable sites where this would better meet community needs.

10.14 With regards to the deliberate degradation of social infrastructure facilities (Question 7.28), respondents advocate the prevention of alternate uses through enforcement powers and the use of compulsory purchase orders. Allowing flexibility in the location of social infrastructure is called for alongside further support and grants to maintain the upkeep of such facilities.

10.15 For Question 7.29, 71% of respondents (14 total) felt the Local Plan should require that redundant social infrastructure sites are first considered for alternative community uses (either full or partial) before other forms of development are supported. Respondents stressed the importance of exploring community led options when facilities become commercially unviable and of consulting local residents before accepting claims of redundancy, to avoid unnecessary loss of valued assets. For Question 7.31, most respondents agreed that the Local Plan needs clearer guidance on what constitutes social infrastructure, including a defined list of community services and a process for local discussion about what facilities are essential for a thriving neighbourhood.

11 Managing the Water Cycle

| Question Number | Reg. 18 Consultation Question |
|-----------------|--|
| 8.1 | Should we restrict rights to hard surface gardens (including replacing grass with artificial grass)? |
| 8.3 | Should we restrict rights to changes of use to more vulnerable uses and prevent intensifications of use? |
| 8.5 | Should we have a stricter requirement for SuDS (including on minor development and brownfield land)? |
| 8.7 | Should we give habitat creation that provides natural flood management benefits priority over other types of habitat? |
| 8.9 | Should we include guidelines on 'Property Flood Resilience' measures and flood risk emergency plans for new development in the policy? |
| 8.11 | How can we encourage more nature-based solutions that contribute towards nature recovery? |
| 8.12 | Do we need to consider safeguarding land for future flood risk management infrastructure? |
| 8.14 | Should we start to consider the re-location of existing homes and businesses (managed retreat) in order to make space for water? |

- 11.1 For Question 8.1, 74% of respondents (34 total) supported restricting rights to hard surface gardens, including the replacement of natural grass with artificial turf. Participants linked this to the increasing frequency of flooding and extreme weather in Chesterfield, noting that the spread of sealed surfaces exacerbates surface water flooding. Some respondents questioned the enforceability of tighter controls, observing that Local Plans and other mechanisms currently offer limited ability to regulate domestic hard surfacing. Suggested alternatives included promoting permeable paving, rain gardens, and sustainable drainage solutions, alongside public awareness campaigns to encourage more sustainable garden design.
- 11.2 63% of 19 respondents to Question 8.3 believe that the Local Plan should restrict rights to changes of use to more vulnerable uses and prevent intensifications of use, especially in areas which are at risk of flooding. However, some advocate for planning policy which provides flexibility.
- 11.3 For Question 8.5, 73% of respondents (26 total) supported introducing stricter requirements for SuDS, including on minor development and brownfield sites. Respondents strongly endorsed SuDS as a means of managing flood risk, particularly given increasing development pressures and the effects of climate change. SuDS are valued not only for slowing runoff and reducing downstream flooding, but also for their wider benefits: enhancing biodiversity, improving urban character, and strengthening climate resilience. Brownfield sites were highlighted as priority locations where SuDS can help address water pollution and surface-water risk. While current policy requires SuDS only for major developments, many respondents argued that minor schemes should also be included due to their cumulative impact. Concerns were raised about the lack of inspection and enforcement mechanisms to ensure SuDS are properly delivered and maintained. Some felt existing requirements already strike an appropriate

balance and should align with national guidance, while others favoured stricter local standards.

- 11.4 For Question 8.7, 39% of 31 respondents felt the Local Plan should prioritise habitat creation that delivers natural flood management (NFM) benefits, while 32% disagreed, with many emphasising that although NFM is valuable, it should not come at the expense of other ecologically important habitats. Respondents indicated that the focus should be on creating the right habitats in the right places, guided by expert advice and aligned with strategies such as the Derbyshire Local Nature Recovery Strategy. Organisations such as the Don Catchment Rivers Trust highlighted that all habitat creation schemes should incorporate NFM principles where feasible (for example using cross-slope, kested hedgerows rather than downslope hedgerows, or enhancing existing schemes like district level licensing newt ponds with additional storm storage capacity). Respondents cautioned against oversimplifying policy by automatically favouring NFM habitats and instead advocated for a balanced, evidence led approach.
- 11.5 For Question 5.9, 56% of respondents (25 total) felt the Local Plan should include guidelines on Property Flood Resilience (PFR) and flood-risk emergency plans for new development, with 24% disagreeing. There was broad support for integrating PFR measures in flood prone areas, reflecting concerns about climate change and increasing flood risk, though some cautioned against embedding excessive technical detail in policy and suggested that such requirements may be better addressed through a Supplementary Planning Document or planning conditions. The Chesterfield Canal Trust and Transition Chesterfield emphasised that PFR measures should not be applied within the floodplain, but should be required for low risk sites or those adjacent to areas of flood risk, ensuring proportionate and effective resilience measures.
- 11.6 In order to encourage more nature based solutions that contribute towards nature recovery (Question 8.11), respondents recommend that the Local Plan integrates Derbyshire's Local Nature Recovery Strategy into planning policies, identifying areas for woodland creation and upstream tree planting to mitigate flooding, and embedding locally applied green infrastructure standards such as SuDS, Urban Greening Factor, and Tree Canopy Cover.
- 11.7 For Questions 8.12 and 8.13, 72% of respondents (25 total) supported safeguarding land for future flood risk management infrastructure, reflecting concerns following recent flood events and issues along the River Hipper. Respondents particularly emphasised the importance of securing land for nature based solutions, including Natural Flood Management, to strengthen long term resilience and provide space for future interventions as climate risks intensify.
- 11.8 Some argue that safeguarding land for flood risk management is unnecessary providing that development appropriately mitigates against any flood risk present. Respondents recommend that development avoids flood plains and adheres to national guidance and includes the use of Sustainable Drainage Systems (SuDS) to mitigate risks.

11.9 For Question 8.14, 17 of 24 respondents felt that the relocation of existing homes and businesses should be considered to make space for water, particularly where providing flood protection is impractical or prohibitively expensive; respondents highlighted the potential to re-develop flood prone areas into flood resilient zones, green spaces or riverside parks, reducing long term risk while also enhancing community wellbeing and biodiversity.

12 Environmental Quality & Healthier Environments

| Question Number | Reg. 18 Consultation Question |
|-----------------|--|
| 9.1 | Do you think that the current Local Plan policies are working well to ensure that environmental quality is maintained or improved? |
| 9.2 | What else do you think the Local Plan should do to protect and improve environmental quality? |
| 9.3 | Do you think that the current Local Plan policies are working well to ensure a healthier environment for local communities? |
| 9.4 | What else do you think the Local Plan should do to ensure a healthier environment? |
| 9.5 | Do you think there is anything else the Local Plan should do to in light of climate change in relation to environmental quality? |

12.1 Opinions on how well the current Local Plan policy on environmental quality is working were mixed (Question 9.1). Whilst some believe that the current policies strike an appropriate balance, many express concern that they fall short in safeguarding green infrastructure, farmland, and biodiversity. The loss of greenfield sites to housing development, poor air and water quality alongside insufficient progress on habitat restoration and sustainable transport were also highlighted.

12.2 Suggestions for improving the Local Plan to strengthen and improve environmental quality (Question 9.2) include:

- Increasing Biodiversity Net Gain targets from 10% to 20% alongside wider environmental net gains using the ‘Environment Benefits from Nature Tool’.
- Introducing a stricter buffer requirement between developments and existing woodland and safeguarding ancient woodland.
- Measures to reduce reliance on vehicles and improve air quality including bike and pedestrian lanes, on demand bus routes and limiting car parking.
- Prioritising brownfield development, repurposing unused buildings, and bringing empty homes back into use to protect greenfield sites and farmland.
- Integration of the Plan for Nature and LNRS into the policies map and policies throughout the Local Plan - with developments around key areas being required to conform / support relevant species.
- Enhancing green infrastructure through expanded definitions of open space, creating connected green corridors, and promoting tree planting and wildlife habitats.
- Commitments to improving environmental quality for communities.

- 12.3 Feedback on whether current Local Plan policies are working well to ensure a healthier environment for local communities is mixed (Question 9.3). While certain policies like those supporting green infrastructure, electric vehicle charging, and well-maintained parks are seen as beneficial, many respondents argued that health and wellbeing is not sufficiently embedded across the plan. Concerns include poor air quality, car dependency, inadequate tree cover, lack of ambition in active travel and nature protection, and a lack of ambition for and inadequate execution of policies on active travel. Natural England emphasises the need for health and wellbeing to be a central theme, integrated with climate and green space policies.

Healthier Environments

- 12.4 Feedback on what the Local Plan can do to ensure a healthier environment (Question 9.4) included:
- Integration of urban greening (such as use of the Woodland Trust's Tree Equity Score) and measures to improve canopy cover.
 - Use of sport England's Active Design Guide to promote active environments that encourage people to be active through their everyday lives.
 - Policies for active travel (including both neighbourhood level interventions and those for strategic schemes) to ensure a quality and attractive infrastructure for walking, wheeling and cycling.
 - Policies that account for the impact of air pollution on natural habitats and designated sites.
 - The inclusion Designated Green Spaces within the updated Local Plan and protection of green spaces near existing homes.
 - The development of an off-road cycle network and the reduction of car parking spaces to promote active travel.
 - Resilient neighbourhood design, integration of allotments and measures to reduce flooding.
 - Ensuring access to relevant community infrastructure.

Climate Change

- 12.5 Recommendations for things the Local Plan can do to address climate change in relation to environmental quality (Question 9.5) included:
- Guidance on nature based solutions and the creation of a better linked habitat network by conserving, creating, or enlarging existing habitats which will build up resilience to climate change at a landscape scale.
 - Planting and integration of permeable surfaces to prepare for extreme weather events such as heatwaves.
 - Embedding of the Plan for Nature within the Local Plan with key species protection and nature recovery being a determinant of land use decisions.
 - Use of brownfield land rather than greenfield sites.

13 Green Infrastructure and Biodiversity

| Question Number | Reg. 18 Consultation Question |
|-----------------|--|
| 10.1 | Do you agree that we should seek to protect and enhance GI within the borough's Nature Recovery Network? |
| 10.3 | Do you agree that we should require developers to use the Urban Greening Factor? |
| 10.5 | Is there anything else you would like to see included within a Green Infrastructure policy? |
| 10.6 | Do you agree that we should seek to safeguard biodiversity opportunity areas set out within the Plan for Nature? |
| 10.8 | Do you think that a 10% net gain is appropriate, or should we explore the viability of an enhanced Biodiversity Net gain Approach? |
| 10.10 | Are there any species-specific measures should the Local Plan consider? |
| 10.12 | How should we encourage off-site net gains that are consistent with the Plan for Nature and Derbyshire's Local Nature Recovery Strategy? |
| 10.13 | Should we require new developments to include habitat in their design and layout which connects to the wider ecological network? |
| 10.14 | Should all public open spaces and play spaces be suitable for all ages? |
| 10.16 | Should we encourage more biodiversity and diverse habitats, including more tree planting within existing and new public open spaces? |
| 10.18 | Should we include priority areas for new public open space within the policy? |
| 10.20 | Do you agree with the principles for enhancing the borough's river corridors as listed above? |
| 10.22 | Are there additional opportunities for the river environment that the Local Plan needs to consider? |

Green Infrastructure

- 13.1 For Question 10.1, around 89% of respondents (27 total) felt the Local Plan should protect and enhance green infrastructure (GI) within the borough's Nature Recovery Network, highlighting its role in climate change resilience, mental health and wellbeing, and the delivery of wider ecosystem services that support sustainable, high quality places.
- 13.2 The benefits of protecting and enhancing the green infrastructure within the Plan for Nature's opportunity areas was highlighted by some, alongside the need to align with the priorities set out within the LNRS. Some noted that the focus on a nature recovery network should not be at the expense of other forms of GI, particularly where it is more isolated. Some concerns were raised about the accuracy of the 'Plan for Nature' mapping and the direct conflicts with long standing regeneration proposals such as those for the Staveley and Rother Valley Corridor site.
- 13.3 For Question 10.3, 14 of 22 respondents supported requiring developers to use the Urban Greening Factor (UGF), with four opposed. Respondents recognised the UGF as a useful, nationally consistent tool, particularly valuable on sites with low baseline biodiversity, where it can help ensure development still delivers nature rich environments that enhance functionality, sustainability, and climate resilience within urban areas.

- 13.4 Others cautioned against making the UGF mandatory, highlighting that the Natural England guidance makes clear that its use is only voluntary and stating that integration within Local Plan policies would be overly prescriptive and discourage inward investment in areas with legacy issues with coal mining.
- 13.5 The following inclusions suggested for the Local Plan's Green Infrastructure Policy (Question 10.5):
- The Local Plan should be informed by Natural England's Green Infrastructure Framework (GIF), which outlines five key standards to guide policy development and provide clarity for developers. Their utility for site specific and area-based requirements in site allocation policies is also highlighted.
 - Local Green Space Designations
 - The integration of blue infrastructure and a focus on connectivity between GI, for people and nature.
 - Consistency with the LNRS
 - Plans to open up rivers and develop a riverside park through town
 - Woodland management plans for sites such as Westwood
 - Flexibility and clarity are needed to avoid confusion between BNG and mitigation hierarchies.
- 13.6 While BNG is mandatory under the Environment Act, some cautioned against additional environmental policies given the complexity, cost, and delivery challenges associated with Biodiversity Net Gain.

Nature Recovery Opportunities

- 13.7 For Question 10.6, feedback was mixed on whether the Local Plan should safeguard the Plan for Nature opportunity areas. Some respondents supported safeguarding to ensure habitats are protected and positively managed for nature, while others raised concerns about conflicts with regeneration led proposals such as the Staveley and Rother Valley Corridor Strategic Site, as well as the reliability of the habitat mapping. Several respondents argued that safeguarding all opportunity areas could limit sustainable development that might itself help deliver long term biodiversity gains, and one suggested applying higher Biodiversity Net Gain requirements where development does overlap an opportunity area. Questions were also raised about the status of the Plan for Nature (including the lack of public consultation) and many called for clearer explanation of its relationship with the Derbyshire LNRS and for LNRS identified opportunities to be embedded within policy.

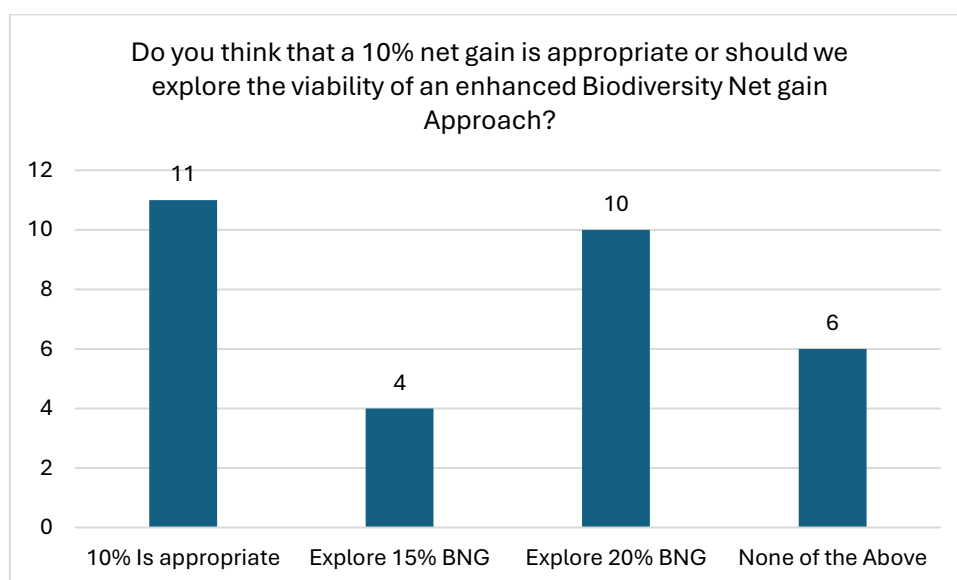
Biodiversity Net Gain

- 13.8 When asked about whether the Local Plan should explore the viability of an enhanced BNG approach (Question 10.10) responses were split between maintaining the current requirement of 10% and exploring a 20% BNG option.

13.9 Many developers and agents call for the Local Plan to maintain alignment with national policy / legislation. It was noted that any higher policy requirement than 10% should be achievable and evidence based to demonstrate deliverability. It is claimed that a higher requirement is likely to have impacts for viability and inward investment.

13.10 Arguments for exploring a higher BNG target noted that:

- Evidence from Swale Borough Council showing that the cost to developers of reaching 10% per dwelling is £948, whilst jumping to 20% per dwelling is only an additional £180.
- The need to set an ambitious target to see a real difference for nature and reverse significant nature depletion.
- The Plan for Nature recommends an uplift of 20% to provide a suitable buffer to ensure that there is no net loss and account for errors and assumptions.
- Exceeding 10% may be appropriate in cases where development intersects nature recovery networks. but may result in the need to allocate larger areas of land for development.



13.11 To encourage off-site net gains that are consistent with the Plan for Nature and Derbyshire LNRS (Question 10.12), responses recommended that the council provides clear guidance and opportunities for off-site credits and projects, ensuring gains are strategically targeted. There are calls for any other opportunities to be within the borough to ensure that developments are enhancing the local area. Natural England recommend that local ecological networks are identified and mapped, with policies identifying appropriate levels of protection (safeguarding) as well as opportunities for development to create restore or enhance habitats or improve connectivity. A clear preference for on-site BNG was expressed.

13.12 Most respondents believe that the Local Plan should require new developments to include habitat in their designs and layout which connects to the wider ecological

network (Question 10.13) to ensure they help to form important wildlife corridors. Benefits such as climate change resilience, and health and wellbeing are cited. Natural England recommended that the LNRS will provide recommendations on how habitat can best be connected. One respondent fears further complication of the application process and additional burdens for SMEs. The HBF believe that it is the role of the LNRS to identify opportunities for BNG enhancement and encourages the council to support the development of a functioning off-site unit market.

Public Open Spaces

- 13.13 For Question 10.14, 50% of 22 respondents felt that all open and play spaces should be suitable for all ages, with overall feedback emphasising the importance of creating inclusive, accessible environments that support intergenerational interaction and strengthen community cohesion; however, respondents also recognised that it is not always appropriate or feasible for every space to cater equally to everyone, noting the need for age appropriate play areas and provision that reflects local needs while still contributing to a broader, inclusive network of green and recreational spaces.
- 13.14 For Question 10.16, 22 of 31 respondents supported encouraging greater biodiversity and more diverse habitats within both existing and new public open spaces, including appropriate tree planting. Comments emphasised the value of creating high-quality green space and incorporating street trees suited to their local context, while Sport England highlighted the need to ensure that Biodiversity Net Gain requirements do not compromise playing fields or sports provision, reinforcing the importance of balancing ecological enhancement with community recreation needs.
- 13.15 For Question 10.18, 15 of 24 respondents (62.5%) felt the Local Plan should identify priority areas for new public open space, though two developers argued this would make the policy overly detailed. Respondents highlighted the importance of Local Plan green space designations, the creation of riverside parks, and securing high-quality green spaces in areas of social deprivation as key priorities, while also emphasising the need for clear guidance and priorities for improving existing parks and open spaces as part of any policy review.

River Corridors

- 13.16 Three quarters of respondents agreed with the proposed principles for enhancing the borough's river corridors as set out which are seen as beneficial for ecological restoration, public wellbeing, and active travel. Transition Chesterfield referenced the need to incorporate river health measures such as NFM measures to slow flows. The creation of pocket parks which can flood during high flows is also suggested alongside increasing accessibility in areas where there is disconnection and it is safe to do so.
- 13.17 Additional opportunities for the river environment that the Local Plan could consider (as highlighted through the consultation) include:

- Early clarity on the CSRR’s design and timeline would support coordinated environmental improvements for the River Rother and Chesterfield Canal.
- Locating NFM measures on land adjacent to watercourses to slow flows and trap sediments and other pollutants including buffer strips & other measures e.g. field corner bunds, ponds/scrapes, hedgerows/woodlands, improved soil health
- Re-introduction of beavers.
- Creation of wet woodland
- Promoting connection with floodplains
- Deculverting & creation of pocket parks that can flood
- Making rivers accessible to the public in areas where there is a disconnection
- Working with Yorkshire Water to encourage greater use of nature based solutions rather than concrete to reduce CSO spills
- Awareness campaigns for residents & businesses e.g. reducing water use, slowing surface water flows from homes and gardens, reducing pollutant inputs to surface water drains
- Incorporating fish passages where weirs cannot be removed.
- Clarity on how any policies on watercourses work with the LNRS.
- Consideration of compulsory purchase of land along river bank.

14 Design and the Historic Environment

| Question Number | Reg. 18 Consultation Question |
|-----------------|---|
| 11.1 | Do you think the existing design policy has worked well? |
| 11.3 | Should the Local Plan include more prescriptive policies on the density of new development? |
| 11.5 | Are there any other approaches the Council could take to help achieve high quality design in the borough that reflects local aspirations? |
| 11.7 | Do you think that the existing policy on the historic environment has worked well? |

- 14.1 Of 17 respondents, 8 believe that the Local Plan’s existing Design policy has worked well, acting as an appropriate basis for encouraging good design (Question 11.1).
- 14.2 There are calls for stronger emphasis on sustainability, including mandatory rooftop solar, heat pumps, and a shift away from gas boilers. Natural England recommends referencing its 2023 Green Infrastructure Planning and Design Guide to embed multifunctional green infrastructure into local design codes. Concerns persist over unnecessary demolitions, the loss of landscape character and ‘uninspiring’ cookie-cutter developments. There are also concerns regarding the implementation of active travel links which are ‘poorly delivered (or not at all)’, and frustration over approvals that sacrifice green spaces despite the availability of brownfield sites.
- 14.3 An improved balance between public utility and historic preservation is urged. Sport England also recommend resources like Sport England’s Active Design guidance to create healthier, more inclusive environments.

Development Density

- 14.4 Almost three quarters (74%) of respondents think that the Local Plan should include more prescriptive policies on the density of new development (Question 11.3).
- 14.5 The responses demonstrate some tension between the need for flexibility and sustainable land use. Some argue that increased housing density, particularly through compact typologies like Room-in-Roof homes can reduce car dependency and support public transport whilst preserving land for agriculture, renewables, and green space. Derbyshire County Council suggest a dwelling per hectare minimum for development sites and there is also some support for building "up" and denser development on brownfield sites and mapping local character areas. The report on Compact Sustainable Communities (CPRE) is recommended and 'Stepping off the Road to Nowhere' (Sustrans). Some respondents cautioned that overly prescriptive policies risk stifling design creativity and fail to account for site-specific factors like infrastructure and landscape sensitivity and instead call for a design led approach considering multiple factors.
- 14.6 To achieve high quality design that reflects local aspirations (Question 11.5), respondents suggested:
- Ensuring the planning department is well-resourced and staffed with experienced officers, while also equipping councillors with a strong understanding of good design principles.
 - Create a local design guide (consistent with the National Design Guide) which sets clear standards for space, light, ventilation, and accessibility.
 - Masterplanning which incorporates co-design efforts with the community.
 - A shift from car-centric to people-first planning, with emphasis on walkable, healthy, and green neighbourhoods that accommodate changing demographics through flexible, intergenerational housing (incorporating spaces for bikes and prams)
 - Greater prescription on materials, housing types, and design features, such as rooflines and window sizes to enhance character and sustainability.
 - Use of accreditation schemes like Nature Towns & Cities and public health-focused design (e.g. Sport England's Active Design).
 - Policies to increase density should work with wider national and local policies on design and placemaking, aspirations for locally accessible open space and requirements to create space for nature through BNG and other environmental policies.
 - An inclusive approach to neighbourhood planning, alongside consulting with local communities as a whole.

Historic Environment

- 14.7 For Question 11.7, only five of 14 respondents felt the Local Plan's historic environment policy is working well, with six disagreeing; concerns centred on decaying historic

assets in the town centre and a call for greater emphasis on maintaining the surrounding public realm, improving how the story and history of Chesterfield is communicated, and re-opening the Tourist Information Centre. A landowner and developer also raised issues with the adopted Local List, arguing it requires review due to a perceived lack of evidence and engagement with property owners.

15 Travel and Transport

| Question Number | Reg. 18 Consultation Question |
|-----------------|--|
| 12.1 | Is there anything more you think we should be doing with the Local Plan to address traffic congestion? |
| 12.3 | Should we require all new major housing developments to have attractive and safe networks of segregated footpaths and cycle paths? |
| 12.4 | Should we prioritise pedestrians and cyclists by raising the standards of design so that all new major developments provide pedestrian and cycle facilities? |
| 12.5 | Should we require new major developments to connect to existing cycling and walking networks? |
| 12.6 | How do you think we can make a significant improvement in the delivery of active travel infrastructure? |
| 12.7 | How do you think we can make a significant improvement in the delivery of public transport infrastructure? |

15.1 52% of respondents think the Local Plan should do more to address traffic congestion (Question 12.1), with suggestions including:

- Expansion of public transport with additional bus lanes.
- Reducing car dependency through congestion zones, car-free developments, and redevelopment of surface car parks.
- The integration of high-quality walking and cycling infrastructure within new developments from the outset, with safe, attractive routes that connect key destinations.
- Measures to support active travel including emphasis on 20 minute neighbourhoods, school streets and creating people centred places.
- The exploration of a tram connection to Sheffield.
- Measures to encourage electric vehicle infrastructure, particularly for those without access to driveways.

15.2 With regards to walking and cycling networks (Questions 12.3-12.5) for major new development:

- 96% of (25 total) respondents think the Local Plan should require all new major housing developments to have attractive and safe networks of segregated footpaths and cycle paths.
- 95% of (22 total) respondents think the Local Plan should require all major new developments to provide pedestrian and cycle facilities.
- All (of 21 total) respondents think the Local Plan should require major developments to connect to existing walking and cycling networks.

- 15.3 In order to make a significant improvement in the delivery of active travel infrastructure (Question 12.6), respondents emphasise the need to consider Active Design (which encourages physical activity through thoughtful urban layouts) and the integration of Green Infrastructure as part of a vision-led planning approach. The need to ensure that walking and cycling networks (designed to LTN 1/20 standards) are integrated into existing networks prior to the first occupation of developments is emphasised. Increased housing density and reductions to minimum parking standards are highlighted as methods of achieving car-light developments. The need for segregated paths for walkers and cyclists is raised alongside the use of low-cost solutions such as modal filters, school streets, signage, cycle parking and speed limit changes.
- 15.4 To significantly improve the delivery of public transport infrastructure (Question 12.7) responses suggest that major new developments should be located near public transport hubs like rail and bus stations, with strong active travel connections. There are calls for bus routes and stop locations to be integrated into planning, and for developments to include safe, sheltered bus stops and high quality waiting areas. It is also suggested that developers should contribute to minimum service levels, such as half-hourly buses in under-served areas and electronic signage which should promote bus use over car parking. Shared travel models, on-demand buses, and user-friendly apps are also suggested.

16 Strategic Sites

| Question Number | Reg. 18 Consultation Question |
|-----------------|---|
| 13.1 | Do you agree with continuing to have a Strategic Site policy for Chesterfield Town Centre? |
| 13.3 | Do you agree with continuing to have a Strategic Site policy for the Chatsworth Road Corridor? |
| 13.5 | Do you agree with continuing to have a Strategic Site policy for Chesterfield Waterside? |
| 13.7 | Do you agree with continuing to have a Strategic Site policy for the Staveley and Rother Valley Corridor? |
| 13.9 | Do you agree with continuing to have a Strategic Site policy for Dunston? |
| 13.11 | Do you agree with continuing to have a Strategic Site policy for Chesterfield Railway Station? |

Chesterfield Town Centre

- 16.1 There is support for retaining a Strategic Site Policy for Chesterfield Town Centre which focuses on improving the built environment and connectivity through quality, accessible walking and cycling routes linking the town centre, station, and local neighbourhoods. The need to integrate green infrastructure such as street trees, green roofs, and connected habitats is emphasised in order to enhance climate resilience, with tools like the Urban Greening Factor supporting delivery.
- 16.2 Other suggestions relating to a town centre policy include:

- Improvements to cycle storage facilities and signage relating to walking and cycling.
- Policy that supports the concentration of retail around the Shambles, Burlington Street, Low Pavement and Vicar Lane and integration of mixed uses beyond this.
- Provision of free parking options for residents
- The retention of a tourist information centre.

Chatsworth Road Corridor

- 16.3 There is support for retaining a Strategic Site Policy for the Chatsworth Road Corridor. Feedback is clear that the site offers significant potential for high-quality walking and cycling infrastructure, alongside natural flood management and SuDS (e.g. rain gardens, permeable pavements and linked green spaces). Development within the corridor would support a “brownfield first” approach, which prioritises the regeneration of existing buildings to improve amenity and attract investment. There is support for development within the corridor to incorporate residential and commercial uses, preserve listed buildings, and require archaeological excavation where appropriate, with the importance of considering the site as a whole emphasised. Local input on development controls via Article 4 Directions is encouraged.

Chesterfield Waterside

- 16.4 There is support for retaining a Strategic Site Policy for the Chesterfield Waterside, which is a key component of the wider Canal Corridor Masterplan, with its success dependent on delivering the river lock and canal connection to create a vibrant basin destination. Stakeholders urge the consideration of higher density development with an appropriate local centre to protect greenfield land, ensure a minimum level of facilities and meet housing targets.
- 16.5 Questions arose over whether the site should remain in the housing supply due to expired permissions and slow progress, with suggestions to allocate alternative deliverable sites for the first five years. Concerns also include the potential for pressure on Chesterfield Royal Hospital services from an additional 873 homes.
- 16.6 Chesterfield Waterside Limited (CWL) believe that the new Masterplan’s reduction in housing numbers from 1,550 to 880 is inappropriate given the context of the national housing targets. It also questions the feasibility of delivering the lock due to ownership issues and suggests reviewing this through the Local Plan. CWL believe that infrastructure contributions should comply with CIL regulations and NPPF guidance, and that design standards for walking and cycling should be flexible rather than mandating LTN 1/20, which would constrain development. CWL emphasizes the complexity and viability challenges of strategic sites and remains committed to working with the Council to deliver regeneration.

Staveley and Rother Valley Corridor

- 16.7 There is support for retaining a Strategic Policy on Staveley and Rother Valley Corridor which prioritises connectivity to the canal and river (including active travel links between Barrow Hill and Hollingwood) and upgrades to canal infrastructure in line with the wider Chesterfield Canal Corridor Masterplan.
- 16.8 Concerns were raised about the Chesterfield Staveley Regeneration Route (CSRR), which is critical for site access, stalling two planning applications for around 1,200 homes, questioning whether the site should remain in the housing supply for the early plan period, given that it is unlikely to deliver homes within five years. Natural England recommends creating a strategic green corridor for nature recovery and recreation, linking to the wider Nature Recovery Network. Additional concerns include avoiding unnecessary road building that encourages car use and ensuring development does not harm existing retail areas.
- 16.9 Harworth Group (part-owner of the site) believe that the existing policy framework should largely be retained with factual updates to maintain flexibility and avoid uncertainty, supporting viable delivery. Additional policy requirements on individual sites should be avoided to prevent viability issues, especially given pending applications for significant housing and infrastructure. Harworth believe that the policy should allow phased development even if CSSR funding or approval is delayed, and avoid mandating comprehensive redevelopment across multiple landowners, which could hinder progress. Devonshire Group remains committed to the site's comprehensive development and continues to support efforts to secure CSRR funding. There is debate over the site's current condition, with claims of "rewilding" disputed.

Dunston

- 16.10 For the Dunston Strategic Site feedback, views were mixed on whether a Strategic Site policy should be retained. CPRE Derbyshire strongly opposes development on the Dunston greenfield site, citing its sensitive landscape, environmental value, and the presence of Best and Most Versatile (BMV) agricultural land, while also questioning the site's deliverability within five years, noting that evidence in the AMR is insufficient to meet NPPF requirements. Critics of the allocation also raised concerns about inadequate infrastructure, including roads, schools and GP provision, alongside fears of significant traffic growth and habitat loss, though respondents encouraged opportunities for early integration of green infrastructure. In contrast, one respondent argued for extending development to the borough boundary and removing Green Belt constraints, highlighting the divergence of views on the site's future role.

Chesterfield Railway Station

- 16.11 There is strong support for retaining a policy on the Chesterfield Railway Station strategic site. Respondents believe that the site should become a key transport hub

prioritizing public transport and high quality walking, wheeling, and cycling routes connecting the town centre, Chesterfield Waterside, and local networks.

- 16.12 The car-focused nature of the current layout is raised, alongside the lack of clear pedestrian links to the town centre despite its proximity. Opportunities to make the station an exemplar of urban green infrastructure are highlighted which should be followed through from the adopted masterplan.
- 16.13 For all strategic sites Sport England calls for the safeguarding of existing playing fields and the need to ensure contributions to sports provision.

17 Next Steps

- 17.1 This Statement of Consultation sets out how the Council has carried out engagement with local residents, community groups, businesses, other organisations and stakeholders in accordance with the National Planning Policy Framework (NPPF) and the relevant statutory requirements. This document outlined the approach taken and provides a high-level summary of the outcome of the Regulation 18 consultation, undertaken by the Council between 31st March 2025 to 23rd May 2025.
- 17.2 The new [Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#) are now in force and the Council will proceed to prepare the new Local Plan and carry out consultations under these updated regulations. The next step will be a Scoping Consultation under the new system.

Appendix A: Letter to Consultees

Planning Services
Chesterfield Borough Council
Town Hall
Rose Hill
S40 1LP

Please ask for Alan Morey
Direct Line 01246 345371
Fax 01246 345809
local.plan@chesterfield.gov.uk

Date: 24th March 2025

CHESTERFIELD BOROUGH LOCAL PLAN REGULATION 18 CONSULTATION

Dear Consultee,

Chesterfield Borough Council are seeking people's views on what they think ought to be contained in a new Local Plan for Chesterfield Borough.

You are receiving this letter as you may have made comments on a previous Local Plan consultation or have asked to be kept informed. Please read the attached data privacy notice and declaration and let us know if you still wish us to keep you on our contacts database.

Every Local Planning Authority is expected to have a Local Plan for its area and to review this plan within every 5 years from the date of its adoption. The current Local Plan for Chesterfield has been reviewed and a new Local Plan needs to be prepared following significant changes to national planning policy.

The review has also looked at the current local plans vision and policies for the development of the borough and checked this against other changes in national policy and local circumstances, including new evidence and also monitoring of how well the plan is achieving its objectives on themes such as renewable energy, employment development and environmental protection and nature recovery.

The review has looked at the strategy of the plan and also the Development Management policies within it, which are used to make decisions on planning applications.

As part of the review of the Local Plan we have also had to review and update the baseline and appraisal framework for the plans [Sustainability Appraisal](#). It runs parallel to the review of the Local Plan, informing the policies and allocations within it and we have published this update as a scoping report for consultation and comment.

At this stage of the process no changes to the **Local Plan Policies or Policies Map** have been drafted yet.

Availability of Documents

The consultation will run for six weeks until the end of Monday the 12th of May 2025 at midnight. You can view the Local Plan consultation on the council's website at www.chesterfield.gov.uk/local-plan-2025. It will also be available to view at the Town Hall and in all the local libraries in the borough.

Public drop-in sessions will also take place on;

Monday 28th April 4-7pm @ Staveley Healthy Living Centre

Wednesday 30th April 4-7pm @ Chesterfield Town Hall in Committee Room 4

Representations should be made using the consultation portal which can be found online here <https://placemaker.chesterfield.urbanintelligence.co.uk/p/document/all> by email or made in writing (the council cannot accept verbal comments or comments made via Social Media as representations on the Local Plan). A response form is also available on the council's website (www.chesterfield.gov.uk/newlocalplan) which can be emailed or printed out and returned to the council at the address below.

- By e-mail: local.plan@chesterfield.gov.uk
- By post or by hand: Strategic Planning, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

Please note that copies of representations will be made available on request for inspection at Chesterfield Town Hall. They cannot therefore be treated as confidential (although we will remove personal information before they are made available). **All responses must be received by midnight on Monday the 12th May 2025.**

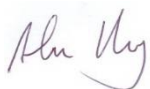
We process your personal data under Article 6(1)(e) of the UK GDPR, as it is necessary for the performance of a task carried out in the public interest in relation to the Local Plan consultation process.

If you make a representation your personal data will be retained for the duration of the Local Plan preparation process. If you do make a representation and then wish to be removed from the contacts database following the adoption of the Local Plan or have any concerns about how we use your data, please contact local.plan@chesterfield.gov.uk. You also have the right to access, correct, or request the deletion of your data at any time.

Please read the [Local Plan data privacy notice](#) on the Council's website for more information on how we handle your personal data, your rights under UK GDPR and how you can contact us for further information.

We look forward to hearing from you.

Yours sincerely,



Alan Morey, Strategic Planning and Key Sites Manager

Appendix B: Extension Letter to Consultees

Subsequent Extension Communication – 14th May 2025

Good afternoon,

We are contacting you to let you know that we have extended the period in which sites can be submitted to the Council as part of the Chesterfield Borough Local Plan Call for Sites.

If you have already submitted your site/s, thank you. You will have received an email acknowledgement from us.

If you submitted a site/s in the 2022 Call for Sites, please note that these will not automatically be rolled forward and you will need to provide us with updated information. It is best if you can do this via the online system [Call For Sites 2025](#).

Should you wish to submit in a different format including in writing or by email then this will also be accepted.

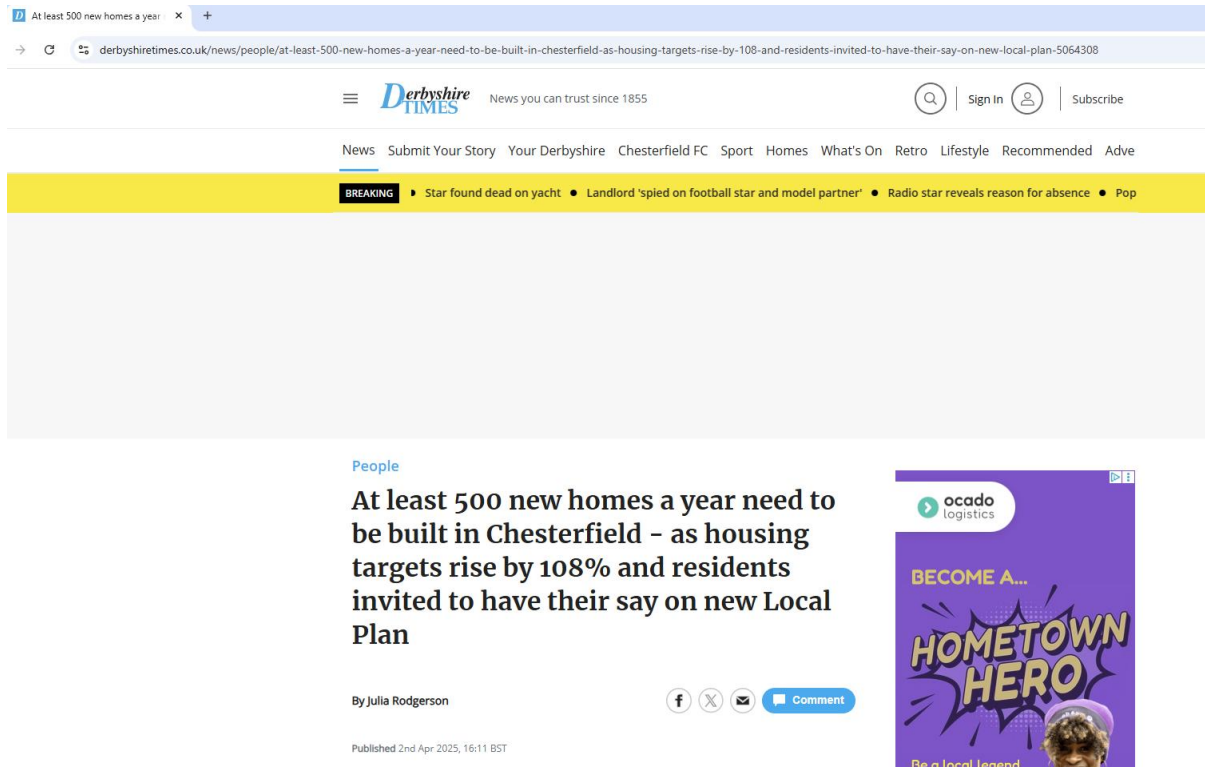
Sites can be submitted until 5pm on Friday the 23rd May.

Yours sincerely,

Alan Morey

Strategic Planning and Key Sites Manage

Appendix C: Press Releases



At least 500 new homes a year

derbyshiretimes.co.uk/news/people/at-least-500-new-homes-a-year-need-to-be-built-in-chesterfield-as-housing-targets-rise-by-108-and-residents-invited-to-have-their-say-on-new-local-plan-5064308

Derbyshire TIMES News you can trust since 1855

News Submit Your Story Your Derbyshire Chesterfield FC Sport Homes What's On Retro Lifestyle Recommended Adve

BREAKING Star found dead on yacht Landlord 'spied on football star and model partner' Radio star reveals reason for absence Pop

People

At least 500 new homes a year need to be built in Chesterfield – as housing targets rise by 108% and residents invited to have their say on new Local Plan

By Julia Rodgerson

Published 2nd Apr 2025, 16:11 BST

Comment

ocado logistics

BECOME A... HOMETOWN HERO

Be a local legend

At least 500 new homes a year need to be built in Chesterfield according to new Government figures – a rise of 108% from previous targets.

Chesterfield Borough Council is now preparing a new **Local Plan** – a crucial part of the planning process which sets out how many homes and commercial properties will be built, and where.

Residents and businesses are invited to have their say and can submit feedback online or in writing.

Changes to national planning policy, including updated housing targets which have been introduced since the current Local Plan was adopted, have meant that a new Local Plan is needed.

The new Local Plan will set out where development should happen over the next 15 years and identifies how infrastructure including school places, GP surgeries, leisure facilities, roads, and green spaces can be provided to meet the needs of both of existing and new residents.

The **Government** has a prescribed methodology for calculating a minimum target for the number of houses each local authority in England must plan for and this has now gone up in Chesterfield by 108%. This is a minimum of 500 homes a year as opposed to the 240 homes set out in the current Local Plan.

When the new Local Plan is adopted it is expected to cover up to the summer of 2027. The housing target could change during this time as it is set by Government.

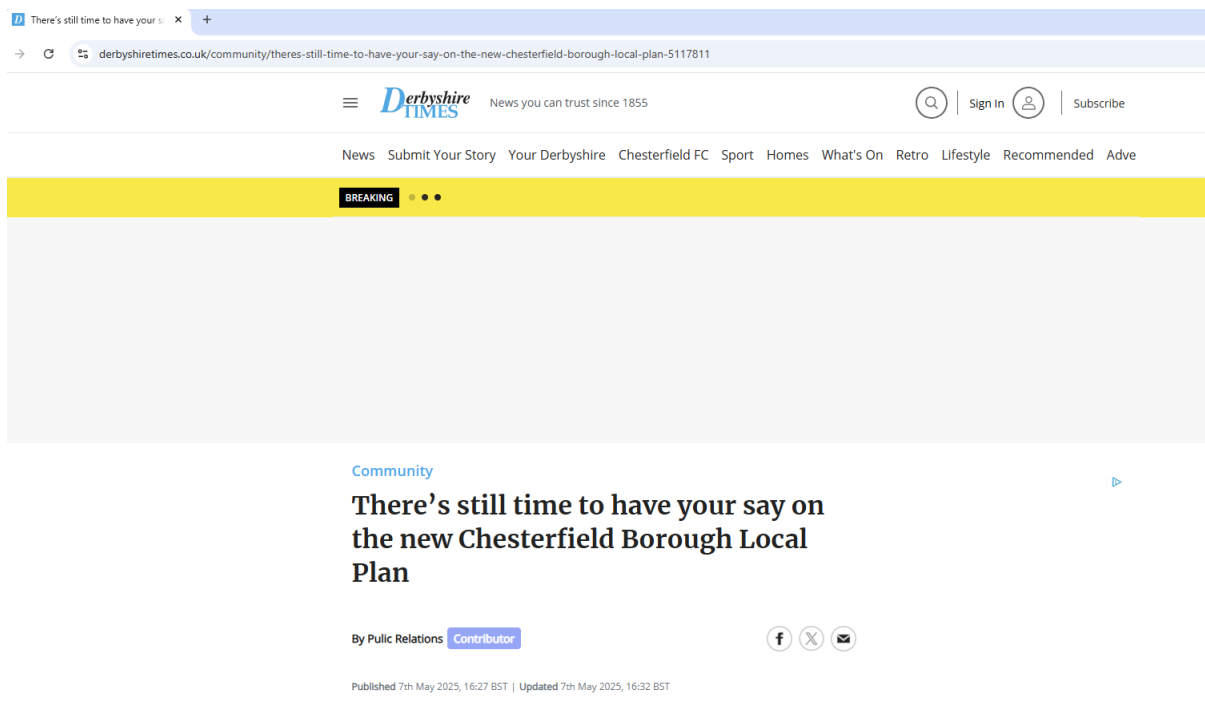
At this early stage the consultation will not include detailed policies or site allocations. The new Local Plan consultation is open until Monday, May 12. Two local drop-in sessions will be held where residents can speak to council planning officers about the new Local Plan.

The first is on Monday, April 28 from 4pm to 7pm at the Healthy Living Centre in Staveley.

A second session will be held on Wednesday, April 30 from 4pm to 7pm at the Town Hall.

As well as taking part in the consultation on the new Local Plan, stakeholders can also suggest sites for development such as housing, Traveller sites and employment uses as part of a new 'call for sites' process. This will ask owners of land or premises to submit suggestions for sites with the potential for new land uses and development. Residents can also submit suggestions, but the land must be available for development. All submitted sites will be assessed and may be incorporated into the new Local Plan.

Following the consultation all comments will be considered, and a draft Local Plan will be prepared. This will then be subjected to a second public consultation before the council submits it to the Government for independent examination. To find out more and share your views about the new Local Plan, visit: www.chesterfield.gov.uk/new-local-plan



There is still time for residents and businesses to have their say on the new Chesterfield Borough Local Plan.

The online consultation is open until Monday, May 12 – people do not have to respond to every element of the consultation and can choose to comment on specific issues that are important to them like climate change and community infrastructure.

The Local Plan – which is prepared by [Chesterfield Borough Council](#) - is a crucial part of the planning process and sets out how many homes and commercial properties will be built, and where. This aims to ensure that new development is sustainable and supports local economic growth without negatively impacting upon people’s health and wellbeing or the environment.

Changes to national planning policy, including updated housing targets which have been introduced since the current Local Plan was adopted, have meant that a new Local Plan is needed.

The new Local Plan will set out where development should happen over the next 15 years and identifies how infrastructure including school places, [GP surgeries](#), leisure facilities, roads, and green spaces can be provided to meet the needs of both of existing and new residents.

Councillor Martin Stone, Chesterfield Borough Council’s cabinet member for climate change, planning and environment, said: “I know lots of people have strong views about what should be built and where - this consultation is their opportunity to share these with our planning team and potentially have them incorporated into the new Local Plan which will guide development across our borough for the next 15 years.

“The Local Plan is one of the most important documents in the entire planning process because it sets out where development will happen, how many homes will be built and identifies the things you need like doctor’s surgeries and school places. Telling us what you think will help ensure we can create a plan everyone can get behind and that building across the borough is both sustainable and appropriate.”

As well as setting out where development should happen the Local Plan will also include policies which will help guide the planning process. And it plays a key role in tackling the climate emergency by guiding the transition to a low carbon society, mitigating climate change and improving biodiversity across the borough.

Councillor Martin Stone, said: “We are aiming to become a carbon neutral borough by 2050, and the Local Plan will play a key part in ensuring that we can meet this target. Your feedback can help ensure we include policies and identify ways to support nature, improve biodiversity and encourage housing to be more efficient and produce less emissions. This is a fantastic opportunity for you to play your part in helping tackle climate change here in Chesterfield.”

You can take part in the new Local Plan consultation online or provide your comments in writing. For more details about how to take part visit: www.chesterfield.gov.uk/new-local-plan



Final chance to have your say on new Local Plan

By Mollie Brown - 9 May 2025

There is still time for residents and businesses to have their say on the new Chesterfield Borough Local Plan. The online consultation is open until 5pm on Friday, 23rd May.

There is still time for residents and businesses to have their say on the new Chesterfield Borough Local Plan. The online consultation is open until 5pm on Friday, 23rd May.

The Local Plan is a crucial part of the planning process. It sets out how many homes and commercial properties will be built over the next 15 years, and where.

It identifies how sustainable infrastructure can be provided to meet the needs of existing and new residents. This includes school places, GP surgeries, leisure facilities, roads, and green spaces.

The Local Plan will implement updates to the national planning policy. Changes include the new housing targets introduced since the current Local Plan was adopted.

People do not have to respond to every element of the consultation. They can choose to highlight issues important to them.

Councillor Martin Stone, Chesterfield Borough Council's cabinet member for climate change, planning and environment, said: "This consultation is an opportunity to share these views with our planning team and potentially have them incorporated.

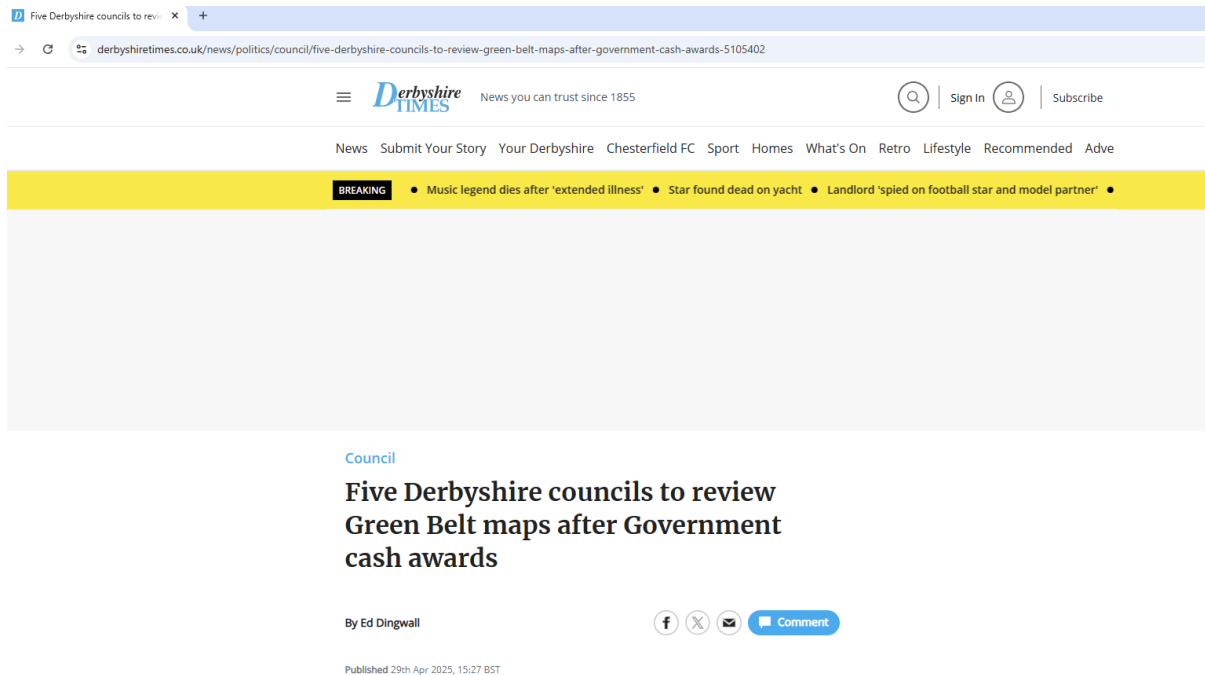
"Telling us what you think will help create a plan everyone can get behind and that building across the borough is both sustainable and appropriate."

As well as setting out where development should happen, the Local Plan will include policies to guide the planning process. It also plays a key role in tackling the climate emergency.

Councillor Martin Stone, said: "We aim to become a carbon-neutral borough by 2050. The Local Plan will play a key part in ensuring we can meet this target. Your feedback can help ensure we

include policies and identify ways to support nature, improve biodiversity and encourage housing to be more efficient and produce less emissions.”

To find out more and share your views online or in writing, visit: www.chesterfield.gov.uk/new-local-plan



The screenshot shows a news article on the Derbyshire Times website. The article title is "Five Derbyshire councils to review Green Belt maps after Government cash awards". The author is Ed Dingwall. The article was published on 29th Apr 2025 at 15:27 BST. The website header includes the Derbyshire Times logo and navigation links. A breaking news banner is visible at the top of the article content area.

Five Derbyshire councils have confirmed their intention to begin a review of protected Green Belt areas amid criticism of the Government’s new planning legislation from environmental groups.

Authorities for [Chesterfield](#), [North East Derbyshire](#), Amber Valley, High Peak and Derby have each been awarded £70,000 in [Government](#) funding to undertake [Green Belt](#) reviews in respect of recent updates to the National Planning Policy Framework (NPPF).

Politicians in Westminster are looking to encourage housing and infrastructure development by lowering previous regulatory obstacles and that could open up new areas of the Derbyshire countryside, but local councils maintain that any decisions are still some way off.

A spokesperson for Chesterfield Borough Council, said: “This funding will be used to assess land currently within the local Green Belt and ensure it is meeting the functions set out in national planning policy. Whilst also trying to identify land which would meet the Government’s new Grey Belt definition.

“The Green Belt in Chesterfield has not been fully reviewed for over 30 years but the review does not necessarily mean that it will be altered.”

They added: “The Green Belt Review supports the development of a new [Local Plan](#) for Chesterfield borough and only through the Local Plan can the Green Belt be amended.

“We are currently seeking residents’ views to be incorporated into a new Local Plan and there will be further opportunities for people to get involved in the new Local Plan process later this year.”

A representative for North East Derbyshire adopted a similar stance: “This council sought the funding on the basis that a Green Belt review would be likely to form a necessary part of the evidence base for a new local plan, in light of the Government’s changes to national Green Belt policy and the significant increase in the housing target that has resulted from a change to the way that need is calculated via a change to national planning policy.

“A Green Belt review was carried out during the process of developing the current Local Plan (in 2017) but, given the changes to national policy in the intervening period (including the much increased annual housing target), we need to revisit that in order to ensure that we have a robust approach moving forward with the new Local Plan.”

Adding a layer of uncertainty to the picture is the possibility of Derbyshire’s districts and boroughs merging into new authorities within the next few years.

It is not yet clear how existing Local Plans and housing targets might be combined in that scenario, but authorities are already looking at potentially coordinating their Green Belt reviews.

No exact timeline for the reviews has not been set at this stage but the process should be complete by the end of this year.

As well as cross-boundary discussions, Chesterfield and North East Derbyshire councils have previously factored in policies for the Sheffield city region and that may be a consideration again now.

The NEDDC spokesman said: “The council is currently considering how the funding will be spent, including working with other councils. It is too early to speculate on the likely outcome or implications of such a review, however, the evidence will be made available to the public as part of the wider preparation of the Local Plan.”

“There is a duty to co-operate on all Councils, recognising that need for development does not stop at administrative boundaries. To be absolutely clear however, this duty is about working together in the public interest and not about one council imposing an unwanted situation on a neighbouring authority.”

Green Belt protections are intended to prevent the unrestricted sprawl of large built-up areas and safeguard countryside, but in 2024 the Government defined a new ‘grey belt’ designation for lower quality sites within the Green Belt which might be better used for construction.

Councils have long insisted that local policy will be focused primarily on developing ‘brownfield’ sites first, but developers do not always share that position and authorities face pressure to meet housing targets or risk having developments imposed on them from Westminster.

The changes to the NPPF are likely to be accompanied by an amendment to the Planning and Infrastructure Bill which would remove the current requirement to consult with various expert parties in the early planning stages for critical infrastructure projects.

That has sparked concerns among environmental groups about potential threats to protected and sensitive areas of nature.

Matt Browne, head of public affairs at the Wildlife Trusts, said: “The Government is proposing changes through the Planning Bill which would be disastrous for the natural world and undermine infrastructure delivery.

“Removing the opportunity for experts to improve proposals at an early stage could lead to badly designed infrastructure which harms precious natural areas and destroy communities’ much-loved green spaces.”

He added: “Having input and expertise early in the process is meant to nip project problems in the bud. Its removal will lead to badly planned, costly projects which run into trouble later on – causing economic damage to match the environmental harms.”

Taken altogether, the legislative changes and Green Belt review could have some bearing on the live debate over plans to run a new 60-kilometre power line along pylons across the northern Amber Valley, although that remains to be seen.

A representative for Amber Valley Borough Council said the authority could not comment ahead of this week’s local elections.

Residents and employers in Chesterfield can share their views on what should be included in the borough’s new Local Plan by visiting chesterfield.gov.uk/new-local-plan.

Appendix D: Summary of Longform Responses to Regulation 18 Consultation

| Rep ID | Sub-Rep ID | Representee Type | Topic | Summary |
|--------|------------|---------------------|-------------------------------------|---|
| 72 | 72-1 | Individual | Potential Site | Potential vacant previously developed site in the village (Duckmanton Hotel) which is suitable for redevelopment for community uses. |
| 72 | 72-2 | Individual | Jobs, Centres and Facilities | The Duckmanton Hotel Site has potential to provide extra accommodation and parking for nearby school. |
| 72 | 72-3 | Individual | Design and the Historic Environment | The Duckmanton Hotel is a building of character worthy of retention and redevelopment. |
| 77 | 77-1 | Individual | Potential Site | Planning decision for CHE/20/00733/OUT should be taken into account when assessing the 'Land behind the Manor House', Hasland (if submitted through the Call for Sites). |
| 77 | 77-2 | Individual | Potential Site | Land behind the Manor House', Hasland is shown as being within the built-up area but is a greenfield site with a well used designated footpath. It should not be used for housing. |
| 75 | 75-1 | Statutory Authority | Plan Preparation | Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Growth options should avoid harm to designated and non-designated assets and their setting. There may be opportunities to enhance / reveal the significance of assets and tackle heritage at risk. Heritage should be addressed throughout the LP including through GI, economic growth and tourism. |
| 75 | 75-2 | Statutory Authority | Site Selection | The Local Plan will need to consider additional strategic sites. HE recommends use of the Site Selection Methodology in HE's Advice Note 3: The Historic Environment and Site Allocations in Local Plans |
| 75 | 75-3 | Statutory Authority | Site Selection | Heritage Impact Assessments should be prepared as new site allocations are proposed, with reference to HE's Advice Note 3: The Historic Environment and Site Allocations in Local Plans. |
| 75 | 75-4 | Statutory Authority | Site Selection | Site assessment should consider historic settlement character and non-designated assets which contribute to historic character of settlement which can be identified through LiDAR. Views of archaeological advisors should be sought prior to allocating sites with regards to further assessment work required prior to allocation. |
| 75 | 75-5 | Statutory Authority | Vision & Strategic Objectives | Vision should continue valuing built heritage. Strategic Objective S8 should be amended to 'conserves' rather than protects, to align with the NPPF. |
| 75 | 75-6 | Statutory Authority | Reducing Carbon Emissions | Current building stock is important for diminishing carbon emissions. Repair, retrofitting, maintenance and re-use of existing buildings is an easy way to save carbon, reducing the release of embodied carbon associated with demolition and re-build. Recommend use of Whole Life Carbon Emissions Assessments and emphasis on the importance of maintenance. |

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| 75 | 75-7 | Statutory Authority | Reducing Carbon Emissions | Emissions reduction policies should be consider existing buildings and weigh the benefits of alternative options against impact on heritage assets and their setting. Advice on carrying out improvements without compromising significance should be followed (links provided). |
| 75 | 75-8 | Statutory Authority | Reducing Carbon Emissions | Applications for renewable energy should consider the impact on the historic environment and follow HE's advice note 15 (link provided). If identifying suitable areas for renewables then the methodology should identify all assets in the area (no arbitrary distances) and the setting of heritage assets considered. |
| 75 | 75-9 | Statutory Authority | Jobs, Centres and Facilities | Economic growth should be balanced against protecting and enhancing the historic environment to achieve sustainable development. |
| 75 | 75-10 | Statutory Authority | Jobs, Centres and Facilities | Recognising the built environment as an asset for tourism should be balanced against conserving and enhancing the historic environment. |
| 75 | 75-11 | Statutory Authority | Jobs, Centres and Facilities | Local Plans should promote policies to encourage the use of disused and dilapidated historic buildings. |
| 75 | 75-12 | Statutory Authority | Managing the Water Cycle | Flood risk management and catchment based initiatives should sustain and enhance the local character of historic townscapes and landscapes. Opportunities for increasing public awareness of appropriate responses for heritage assets should be explored (links suggested). |
| 75 | 75-13 | Statutory Authority | Green Infrastructure and Biodiversity | The integration of GI into new/ existing development is supported. LP Policy should reflect the value of the historic environment in contributing to GI multifunctionality. |
| 75 | 75-14 | Statutory Authority | Design and the Historic Environment | Supports use of Design Codes and development that understands a site's history, character and context. Link to HE guidance on Design and the Historic Environment. |
| 75 | 75-15 | Statutory Authority | Design and the Historic Environment | Supportive of continuing the existing policy with modifications to reflect the updated NPPF. |
| 75 | 75-16 | Statutory Authority | Design and the Historic Environment | Criteria relating to designated and non-designated assets should be grouped separately. |
| 75 | 75-17 | Statutory Authority | Design and the Historic Environment | Reword policy to reference harm being weighed against public benefits (NPPF 215). |

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| 75 | 75-18 | Statutory Authority | Design and the Historic Environment | Additional wording suggested to reflect NPPF para. 207 regarding information to be submitted to describe the significance of heritage assets. |
| 75 | 75-19 | Statutory Authority | Design and the Historic Environment | Suggest inclusion to consulting the HER (now statutory) and broadening policy to reference heritage at risk and historic landscapes. |
| 75 | 75-20 | Statutory Authority | SS2 | SS2 requires a robust set of development requirements. Updated policy required. HE keen to be involved in any masterplanning. Proposals to mitigate flood risk should be assessed for impacts to the historic environment. |
| 75 | 75-21 | Statutory Authority | SS3 | Supports preparation of a new masterplan and suggest SS3 is revised to include a requirement that development supports opportunities to conserve and enhance the setting of Tapton House and Tapton Castle motte. |
| 75 | 75-22 | Statutory Authority | Sustainability Appraisal | Link to HE guidance note on SA. |
| 75 | 75-23 | Statutory Authority | Sustainability Appraisal | Add reference to the term 'significance' and reference additional documents as part of the SA baseline (e.g. Conservation Area Appraisals and Management Plans and HE's at risk register. In the table of 'key sustainability issues' 'significance' should be referenced rather than value. |
| 75 | 75-24 | Statutory Authority | Sustainability Appraisal | It would be beneficial to include historic environment as a key sustainability issue for landscape under 'key sustainability issues'. |
| 75 | 75-25 | Statutory Authority | Sustainability Appraisal | Accessibility in relation to Q4a and b should be explained and considered as a separate indicator if relating to improving access to, understanding / enjoyment of cultural heritage. Reference heritage assets (not features) for parity with NPPF. |
| 75 | 75-26 | Statutory Authority | Sustainability Appraisal | Advise against using specific distances as part of the 'Basis for appraising policies and sites'. Recommend use of the Site Selection Methodology within HE's Advice Note 3 (link provided). |
| 75 | 75-27 | Statutory Authority | Call for Sites | Heritage Impact Assessments will need to be undertaken for any sites potentially suitable for allocation. HEAN 3 provides detailed advice on how to assess sites (link provided). |
| 78 | 78-1 | Individual | Climate Change and the Local Plan | Support for response of British Horse Society and theme of climate change running throughout LP. Improvement of health and wellbeing through Green / blue infrastructure important given levels of deprivation. |
| 78 | 78-2 | Individual | Vision & Strategic Objectives | General support to Strategic objectives, highlighting the importance of providing well-maintained, multiuser paths to link communities with parks, places and countryside. |

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| 78 | 78-3 | Individual | Green Infrastructure and Biodiversity | There are many fragmented rights of way which would benefit from upgrading to multiuser connections (e.g. Brimington, Brimington Common and Tapton) and 1,394 horses recorded in S40, S1 and S42. Some paths have historic higher rights. |
| 78 | 78-4 | Individual | Green Infrastructure and Biodiversity | Investment in footpaths is important for wellbeing e.g. via payments made to landowners to provide permanent paths. |
| 79 | 79-1 | Landowner | Call for Sites | Support for Land to the south of Whitecotes Lane (43141). |
| 96 | 96-1 | Statutory Authority | Travel and Transport | Notes increased housing requirement and amendments to Strategic Site / location policies. Growth proposals must be underpinned by a robust transport evidence base. National Highways would like early sight of this. |
| 96 | 96-2 | Statutory Authority | Travel and Transport | Allocations which affect the Strategic Road Network must be accompanied by site specific evidence of the key impacts on junctions (including cumulative impacts of all development proposed within the LP), prepared in accordance with DfT Circular 01/2022. Mitigation to be identified and secured where necessary and demand to be accommodated through existing TN or sustainable options. New highway schemes should be identified where necessary. |
| 96 | 96-3 | Statutory Authority | Duty to Cooperate | Recommend a coordinated approach with relevant authorities, including where developments impact neighbouring authorities. |
| 95 | 95-1 | Statutory Authority | Infrastructure | Plan of NGET Assets provided. No new infrastructure interactions planned within the area. |
| 95 | 95-2 | Statutory Authority | Infrastructure | NETG will support the country's net zero energy transition to cheaper and cleaner energy such as off-shore windfarms. This requires changes to the network of overhead lines, pylons, cables and other infrastructure - including a need to increase the capability of electricity transmission between the midlands and south. NGET request the council is cognisant of this. |
| 95 | 95-3 | Statutory Authority | Infrastructure | It is NGET policy to retain OHLs where development crosses / is in close proximity unless exceptional circumstances exist. Design guidelines on developments near pylons and high voltage power lines should be used to promote a quality environment (link provided). Statutory clearances are to be followed and cannot be infringed on (link provided). |
| 102 | 102-1 | Landowner | Potential Site | Representation provided in support of 'Land at Renishaw Road, Mastin Moor' (43176) including information relating to suitability, achievability, highways, design / landscape considerations and biodiversity. |

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| 20 | 20-1 | General Consultee | Green Infrastructure and Biodiversity | Safe and improved access for vulnerable road users is required (walkers, wheelers and equestrians). Equestrians should be included in paths, GI and NMU routes for safety as it is included within the Active Travel definition. Bridleways and byway network is fragmented and development is an opportunity to upgrade routes and accommodate a wider range of users (with environmental benefits). Bridleways should not be used by MPVs and alternative routes should be created where access is required for developments and should take account of the 2m distance to be maintained between horses and vehicles. |
| 20 | 20-1 | General Consultee | Green Infrastructure and Biodiversity | Safety assessments should be included in new development proposals and investments should improve access and quality. |
| 20 | 20-1 | General Consultee | Green Infrastructure and Biodiversity | Paths should be publicly maintained (i.e. not via a management company) and resources invested to provide for this. |
| 20 | 20-1 | General Consultee | Green Infrastructure and Biodiversity | Equestrian activities count as 'moderate intensity exercise' and the majority are female. The inclusion of all user groups is essential. 1,394 horses were recorded in S40, S41 & S43 and supports rural employment and equestrian tourism. |
| 20 | 20-1 | General Consultee | Green Infrastructure and Biodiversity | Guidance on dimensions, surfacing and signage (link provided). |
| 94 | 94-1 | Statutory Authority | Infrastructure | CBC should feed in data on planned growth to the Distribution Futures Energy Scenario and establish capacity to accommodate planned development. Where capacity is limited alternative options for growth should be explored / the allocation of land for a substation explored with NGED and land safeguarded where necessary. |
| 94 | 94-2 | Statutory Authority | Infrastructure | Priority should be given to retaining HV OHLs. <33kV lines can usually be diverted without major issues. High voltage lines (132 kV) require early consultation with NGED (prior to LP adoption) to establish whether the lines can remain on site / the feasibility of diversion or undergrounding. A potential route would need to be agreed prior to plan adoption where diversion/undergrounding is required. In allocating land LPAs should take into account the additional costs and need for additional / new infrastructure and its visual and biodiversity impact. A 10m wide corridor is required for underground cables and OHLs are advised to deliver an effective masterplan. |
| 94 | 94-3 | Statutory Authority | Strategic Sites | NGED recommends early masterplanning and the preparation of SPDs for Strategic Sites to demonstrate capacity and establish principles for OHLs, safeguarding of sub-station land and undergrounding of OHLs. |
| 97 | 97-1 | General Consultee | Infrastructure | New development places pressure on healthcare services and should make a contribution to funding the healthcare needs arising from it. |

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| 97 | 97-2 | General Consultee | Infrastructure | Health infrastructure should be at the forefront of priorities for infrastructure delivery. Policies should enable the development, modernisation and protection of the health estate and essential healthcare infrastructure. Policies should be prepared in conjunction with the NHS. |
| 97 | 97-3 | General Consultee | Infrastructure | Essential health infrastructure should be identified in the LP. Developments should be expected to meet the cost of infrastructure made necessary by the development through contributions. The cumulative impact of smaller housing growth and the need for migration must be considered. |
| 97 | 97-4 | General Consultee | Infrastructure | Healthcare infrastructure (especially primary care) should be delivered alongside new development. The NHS Council and partners must forecast the infrastructure and costs required to meet the projected growth. NHSPS recommend that the LP sets out a process to determine contributions and emphasise the need for collaboration. The council should engage with the ICB to add detail to the LP and Infrastructure Delivery Plan regarding the process for determining contributions. The process should: assess demand generated, assess existing capacity (with input from the ICB), identify appropriate options to increase capacity and associated capital costs, and finally identify the appropriate form of developer contributions. |
| 97 | 97-5 | General Consultee | Infrastructure | Where development creates a demand for health services that can't be supported by incremental extensions then new purpose built healthcare infrastructure will be required to provide sustainable health services. Options should enable financial contributions, new-on-site healthcare infrastructure, free land/ infrastructure /property, or a combination of these. |
| 97 | 97-6 | General Consultee | Jobs, Centres and Facilities | Policies aimed at preventing the loss /change of use of community facilities and assets can harm the NHS' delivery of services. The NHS require flexibility to dispose of redundant/unsuitable sites at best value and exploring the potential to retain or seek alternate community uses could delay re-investment in facilities and services. NHS disposals must follow a rigorous process to ensure service provision is maintained / enhanced and proceeds are re-invested in healthcare provision. Decisions are made by local health commissioners and NHS England. It should be accepted that facilities are no longer needed / viable for its current use and the LP should support alternate uses. Suggested policy wording provided. |
| 97 | 97-7 | General Consultee | Design and the Historic Environment | Planning can address wider health determinants. Recommend inclusion of a health and wellbeing policy to address: the requirement for health impact assessments, active travel, design, food growing opportunities, social integration, climate change adaptation, microclimates and heritage. |

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| 97 | 97-8 | General Consultee | Homes and Housing | Affordable housing for NHS staff should be considered as a housing need to aid staff retention as NHS staff often need to be anchored at a workplace / geography. The Council should engage with the ICB, NHS Trust and Integrated Care system to ensure NHS need is factored into housing needs assessments. Allocation policies may need to be considered where sites are close to large healthcare employers. |
| 97 | 97-9 | General Consultee | Reducing Carbon Emissions | Support for carbon neutral development and securing contributions where on-site mitigation cannot be met. NHS property could benefit from carbon offset funds. |
| 101 | 101-1 | Housebuilder | Plan Preparation | Clarity on the plan period required (commencement). Consider a plan period up to 2044 would be justified (subject to adoption by 28/29). |
| 101 | 101-2 | Housebuilder | Duty to Cooperate | The duty to cooperate over cross boundary matters is a legal requirement and needs to be at the forefront of the LP and Plan making process. Progress should be documented through the use of statements of common ground. |
| 101 | 101-3 | Housebuilder | Homes and Housing | Support the use of the revised standard method as a minimum starting point for considering housing need. Work is needed to establish whether it is appropriate to plan for a higher requirement. |
| 101 | 101-4 | Housebuilder | Homes and Housing | <p>Consideration is needed as to whether needs not being met in neighbouring areas and economic growth ambitions should be accounted for.</p> <p>Note evidence in LHNA not suggesting a need to increase the requirement and SA report which highlights a decrease in population. Suggest the LP is an opportunity to encourage working age residents and families (ensuring economic and social vitality) and this will need to be reviewed when setting the LHN. Premature to identify 500 as the requirement.</p> |
| 101 | 101-5 | Housebuilder | Homes and Housing | The council should have regard to opportunities for economic growth across the wider Housing Market Area including NEDDC and Bolsover & growth at Markham Vale. |
| 101 | 101-6 | Housebuilder | Sustainability Appraisal | Interaction with neighbouring / nearby LPAs can be positive as well as negative. |
| 101 | 101-7 | Housebuilder | Sustainability Appraisal | Unlikely to be unmet housing and employment needs from SCC. Council should establish flexibility in identification of land and locations of growth. Unmet need will render plan unsound. |

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| 101 | 101-8 | Housebuilder | Sustainability Appraisal | Insufficient reference within SA to cross boundary effects and issues. Cross boundary considerations should be added to the SA Framework to ensure the effects are assessed when appraising policies and sites. |
| 86 | 86-1 | Site Promoter | Potential Site | Representation provided in support of 'land to the east of Manor Road, Brimington' (43152) including information relating to suitability, achievability, accessibility, highways, design / landscape considerations and biodiversity. |
| 85 | 85-1 | Site Promoter | Potential Site | Representation provided in support of 'land south of Bamford Road, Inkersall Green' (41574) including information relating to suitability, achievability, accessibility, highways, design / landscape considerations, heritage and biodiversity. |
| 92 | 92-1 | Site Promoter | Homes and Housing | The LP will need to allocate a range of smaller and larger sites to provide flexibility and maximise development potential. 10% should be on small sites (1ha or less). |
| 92 | 92-2 | Site Promoter | Potential Site | Support for 'land at Hady Hill' (41578) as a site of 1ha in total and role in supporting housing delivery. |
| 100 | 100-1 | General Consultee | Travel and Transport | The CSRR has many problems including impacts on the Canal, congestion and failure to connect to communities like Barrow Hill. It does not properly consider a sustainable alternative. |
| 100 | 100-2 | General Consultee | Travel and Transport | Redevelopment of the area would be better served by a vision led planning approach that prioritises walking, cycling, public transport and local services, to include: a train/ tram service between Barrow Hill and Sheffield, Improved bus services and upgraded walking / cycle links between Barrow Hill, Staveley and Brimington. |

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| 100 | 100-3 | General Consultee | Travel and Transport | <p>EMCCA should:</p> <ul style="list-style-type: none"> - ensure the CSRR ground investigation includes alternative routes to avoid adverse impacts to the canal and better linkages to Barrow Hill. - conduct an assessment of all possible travel options to facilitate housing and employment growth - add the Barrow Hill passenger rail re-opening to the list of priority infrastructure projects - prioritise train/tram, bus, walking and cycling above the CSSR to ensure inclusive growth of the area (and ensure that the bridges and current alignment of Works Rd are retained for walking and cycling). <p>A gyratory at Brimington to avoid congestion and a re-build/design of the Morrisons supermarket in Staveley is also recommended to improve bus, cycling and walking access.</p> |
| 83 | 83-1 | Duty to Cooperate | Jobs, Centres and Facilities | Support coverage of climate change throughout document. More emphasis / opportunity to comment on green skills and training needed for housing retrofits and the Low Carbon Environmental Goods and Services sector (including within Section 11). |
| 83 | 83-2 | Duty to Cooperate | Sustainability Appraisal | Climate change adaptation (especially heatwaves) is not adequately covered. Adaptation is missing from the climate change section (p.40) It should be expanded to include improving resilience to climate impacts such as heatwaves and flooding. |
| 83 | 83-3 | Duty to Cooperate | Sustainability Appraisal | Reference required to what adaptability and resilience to climate change may include at paragraph 3.139. |
| 83 | 83-4 | Duty to Cooperate | Sustainability Appraisal | Climate Change adaptability reference required at para 3.155 |
| 83 | 83-5 | Duty to Cooperate | Sustainability Appraisal | Reference to the impact of heat required in Section 8. |
| 83 | 83-6 | Duty to Cooperate | Sustainability Appraisal | Reference to low carbon environmental goods and services could be made including a link to data available for Chesterfield on the MNZH website (link provided). |
| 83 | 83-7 | Duty to Cooperate | Sustainability Appraisal | More clarity required on references to 'low carbon' (3.139). Correction suggested to page 107 relating to MWh. |

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| 83 | 83-8 | Duty to Cooperate | Sustainability Appraisal | Correction recommended on page 115 relating to effects on pollution and waste. |
| 83 | 83-9 | Duty to Cooperate | Plan Preparation | The document is considered to broadly align with DCC policies. Further comments are provided on some topics. |
| 83 | 83-10 | Duty to Cooperate | Vision & Strategic Objectives | Significant (nationally important) issues in the borough include: climate change causes and effects, quality affordable housing needs, youth unemployment rates, deprivation and poor health, declining nature and the aging population. |
| 83 | 83-11 | Duty to Cooperate | Travel and Transport | There is a need to focus on sustainable transport through promotion of mixed land uses, public transport and active travel in new developments. The re-opening of the Barrow Hill Line and infrastructure for walking, cycling and public transport. Efforts also needed to develop Chesterfield station as a transport hub and expand EV charging. |
| 83 | 83-12 | Duty to Cooperate | Homes and Housing | Suggest continuing to allocate for housing near services, facilities and transport (sustainable locations) and increasing densities in centres and accessible locations to reduce pressure on greenfield land. |
| 83 | 83-13 | Duty to Cooperate | Infrastructure | Suggest prioritising blue/green infrastructure, sustainable transport and projects that support net zero. Identifying infrastructure constraints with providers is essential. |
| 83 | 83-14 | Duty to Cooperate | Travel and Transport | Suggest closer work with LPA on traffic infrastructure such as the Barrow Hill rail link. |
| 83 | 83-15 | Duty to Cooperate | Community Infrastructure Levy | No indication of whether CIL rates / zones will be reviewed. There may be options for DCC to bid for CIL to be directed towards funding rail transport projects. |
| 89 | 89-1 | Landowner | Site Selection | Representation provided in support of 'Land west of Inkersall Green Road' (43154) including information relating to suitability, achievability, accessibility, highways, design / landscape considerations, highways and biodiversity. |
| 99 | 99-1 | Landowner | Site Selection | Representation provided in support of 'Land West of Works Road, at the former Staveley Works site, which is currently allocated in the Council's adopted Local Plan and is subject to a live planning application' (42669 / SS5) including site location and illustrative masterplans. |
| 76 | 76-1 | Housebuilder | Site Selection | Representation provided in support of 'Land at Newbold Road' (41594 & 43178) including vision document and information in support of the sites (site characteristics and context). |

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| 76 | 76-2 | Housebuilder | 4.4 | Emphasis that sites 41594 and 43178 has a range of services within walking and cycling distance and within reach of public transport (convenience store, village hall, GP, library, post office, pubs, primary and secondary schools). |
| 76 | 76-3 | Housebuilder | 4.28 | Consider that green belt release is required to deliver the majority of housing growth and that it is faster to deliver than brownfield sites (Lichfields Start to Finish report) and that a Green belt review is needed. Believe broad RPA designations are required for each RPA to allow flexibility, and should focus on areas of deprivation. Public/private partnership working may be required. |
| 76 | 76-4 | Housebuilder | 6.7 | The amount of M4(2) dwellings within the new Local Plan should align with national guidance for accessible housing in England |
| 76 | 76-5 | Housebuilder | 6.8 | (M4(3)a) should be agreed on a site by site basis based on local needs and not via a fixed percentage. |
| 76 | 76-6 | Housebuilder | 6.9 | (M(4)3b)) should be agreed on a site by site basis based on local needs. No fixed percentage. |
| 87 | 87-1 | General Consultee | 2.1 | LP should include specific reference to the need to meet current and future housing needs of the whole community, including market and affordable housing. The LP should recognise links between housing and economic & nature recovery aspirations. |
| 87 | 87-2 | General Consultee | 6.7 | <p>Supports providing homes suitable to meet the needs of older and disabled people. The council should apply the PPG criteria if it wishes to adopt higher optional standards for accessible, adaptable and wheelchair homes. Councils need to provide a local assessment evidencing the specific case. Where appropriate evidence is provided a transition period should be included within the policy.</p> <p>The council should be aware of the government responses to raising accessibility standards which proposes (subject to consultation) to make M4(2) a minimum for all new homes with M4(1) applying in exceptional circumstances. M4(3) would continue to apply where a local policy is in place.</p> <p>The HBF is also concerned about the significant additional cost of providing Part M4(3) wheelchair accessible (not attractive to buyers and require further modifications to suit individual needs).</p> <p>Any policy should differentiate between Part a) (adaptable) and part b) (accessible) of M4(3) technical standards and considered through viability assessment. HBF evidence suggests that delivery M4(3)b is around 10 times as expensive as delivering M4(3)a.</p> |

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| 87 | 87-3 | General Consultee | 6.8 | <p>Supports providing homes suitable to meet the needs of older and disabled people. The council should apply the PPG criteria if it wishes to adopt higher optional standards for accessible, adaptable and wheelchair homes. Councils need to provide a local assessment evidencing the specific case. Where appropriate evidence is provided a transition period should be included within the policy.</p> <p>The council should be aware of the government responses to raising accessibility standards which proposes (subject to consultation) to make M4(2) a minimum for all new homes with M4(1) applying in exceptional circumstances. M4(3) would continue to apply where a local policy is in place.</p> <p>The HBF is also concerned about the significant additional cost of providing Part M4(3) wheelchair accessible (not attractive to buyers and require further modifications to suit individual needs).</p> <p>Any policy should differentiate between Part a) (adaptable) and part b) (accessible) of M4(3) technical standards and considered through viability assessment. HBF evidence suggests that delivery M4(3)b is around 10 times as expensive as delivering M4(3)a.</p> |
| 87 | 87-4 | General Consultee | 6.9 | <p>Supports providing homes suitable to meet the needs of older and disabled people. The council should apply the PPG criteria if it wishes to adopt higher optional standards for accessible, adaptable and wheelchair homes. Councils need to provide a local assessment evidencing the specific case. Where appropriate evidence is provided a transition period should be included within the policy.</p> <p>The council should be aware of the government responses to raising accessibility standards which proposes (subject to consultation) to make M4(2) a minimum for all new homes with M4(1) applying in exceptional circumstances. M4(3) would continue to apply where a local policy is in place.</p> <p>The HBF is also concerned about the significant additional cost of providing Part M4(3) wheelchair accessible (not attractive to buyers and require further modifications to suit individual needs).</p> <p>Any policy should differentiate between Part a) (adaptable) and part b) (accessible) of M4(3) technical standards and considered through viability assessment. HBF evidence suggests that delivery M4(3)b is around 10 times as expensive as delivering M4(3)a.</p> |
| 92 | 92-3 | Site Promoter | 4.3 | <p>Each of the services are relevant and cannot be ranked. Important to recognise hospitals as a major employer as well as health care provision.</p> |
| 85 | 85-2 | Site Promoter | 4.17 | <p>Being able to walk to services and facilities contributes to creating sustainable and healthy communities. Site 41574 reflects these priorities (bus stop and TPT accessibility). The scheme would deliver integrated GI to support mental wellbeing and enhance biodiversity. It would also respond positively to local character and create a sense of place.</p> |
| 85 | 85-3 | Site Promoter | 6.7 | <p>The amount of M4(2) asked for should not increase from 25%.</p> |

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| 85 | 85-4 | Site Promoter | 6.8 | Agree that M4(3)a) should be negotiated for on a case by case basis. |
| 85 | 85-5 | Site Promoter | 6.9 | M4(3)b) should be negotiated on a case by case basis. |
| 85 | 85-6 | Site Promoter | 12.3 | Supports the requirement for all major housing developments to have safe and segregated foot/cycle path networks as well as prioritisation of pedestrians and cyclists. This approach will create more sustainable and connected communities. It is important that development connects to existing cycle and walking networks in order to access services and amenities. |
| 85 | 85-7 | Site Promoter | 12.3 | Supports the requirement for all major housing developments to have safe and segregated foot/cycle path networks as well as prioritisation of pedestrians and cyclists. This approach will create more sustainable and connected communities. It is important that development connects to existing cycle and walking networks in order to access services and amenities. |
| 85 | 85-8 | Site Promoter | 12.3 | Supports the requirement for all major housing developments to have safe and segregated foot/cycle path networks as well as prioritisation of pedestrians and cyclists. This approach will create more sustainable and connected communities. It is important that development connects to existing cycle and walking networks in order to access services and amenities. |
| 86 | 86-2 | Site Promoter | 2.1 | Meeting housing requirements will assist in attracting a younger working population, promote economic growth, improve wellbeing and reduce inequalities. It will support sustainable communities, nature recovery, contribute to meeting climate goals and attract investment. |
| 86 | 86-3 | Site Promoter | 4.3 | It is not appropriate / achievable for Secondary and FE institutions to be within walking distance of new development as they have a wide catchment. Ideally all developments will be within walking distances of primary schools, food stores, corner shops and GP surgeries. Employment centres, supermarkets and hospitals may be further afield and sustainable transit (e.g. buses) should be encouraged. Site 43152 has good access to a range of services. |
| 86 | 86-4 | Site Promoter | 4.17 | All important depending on site circumstances. Should be considered through design evolution. |
| 86 | 86-5 | Site Promoter | 12.3 | Connectivity is key for any development. Making sure major sites have attractive and safe footpaths and cycle paths is important and should meet NPPF tests (para 117). Any new policy should not be more restrictive than the NPPF. |

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| 102 | 102-2 | Site Promoter | 2.1 | Meeting housing requirements will assist in attracting a younger working population, promote economic growth, improve wellbeing and reduce inequalities. It will support sustainable communities, nature recovery, contribute to meeting climate goals and attract investment. |
| 102 | 102-3 | Site Promoter | 4.4 | It is not appropriate / achievable for Secondary and FE institutions to be within walking distance of new development as they have a wide catchment. Ideally all developments will be within walking distances of primary schools, food stores, corner shops and GP surgeries. Employment centres, supermarkets and hospitals may be further afield and sustainable transit (e.g. buses) should be encouraged. Site 43176 has good access to a range of services. |
| 102 | 102-4 | Site Promoter | 4.17 | All important depending on site circumstances. Should be considered through design evolution. |
| 102 | 102-5 | Site Promoter | 12.3 | Connectivity is key for any development. Making sure major sites have attractive and safe footpaths and cycle paths is important and should meet NPPF tests (para 117). Any new policy should not be more restrictive than the NPPF. |
| 22 | 22-1 | Duty to Cooperate | 4.4 | Stacked bungalows, under croft parking, shared garden |
| 89 | 89-2 | Landowner | 2.1 | Meeting housing requirements will assist in attracting a younger working population, promote economic growth, improve wellbeing and reduce inequalities. It will support sustainable communities, nature recovery, contribute to meeting climate goals and attract investment. |
| 89 | 89-3 | Landowner | 4.3 | It is not appropriate / achievable for Secondary and FE institutions to be within walking distance of new development as they have a wide catchment. Ideally all developments will be within walking distances of primary schools, food stores, corner shops and GP surgeries. Employment centres, supermarkets and hospitals may be further afield and sustainable transit (e.g. buses) should be encouraged. Site 43154 has good access to a range of services. |
| 89 | 89-4 | Landowner | 4.17 | All-important depending on site circumstances. Should be considered through design evolution. |
| 89 | 89-5 | Landowner | 12.3 | Connectivity is key for any development. Making sure major sites have attractive and safe footpaths and cycle paths is important and should meet NPPF tests (para 117). Any new policy should not be more restrictive than the NPPF. |
| 22 | 22-1 | Duty to Cooperate | | this includes national space standards, high ceilings, natural light |

