CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Local Plan Submission Version

Schedule of Proposed Additional Modifications

February 2020

1. Introduction

1.1. The Chesterfield Borough Council Local Plan (the Plan) was submitted for examination in public on the 28th June 2019.

1.2. Following receipt of the correspondence 'Matters, Issues and Questions' from the Planning Inspectors examining the Local Plan, the Council has identified various changes to the Plan (known as Proposed Modifications), which it thinks will help make the Plan 'Sound' and also improve it. The changes which are not necessary to make the Plan sound but would 'improve it' are contained in the table within this document and are referred to as Additional Modifications. These modifications should assist with the presentation and comprehension of the Plan. These Additional Modifications are provided without prejudice to the final conclusions of the Planning Inspectors.

1.3. As far as possible these proposed Additional Modifications are set out in order of the parts of the Plan which they change. The text that is proposed to be deleted is struck through (~~example)~~ and new text is shown underlined in bold text (**example**). The column headed 'Reason for Change' indicates the reason for the proposed modification. Main modifications are labelled with an AM e.g. AM1, AM2.

1.4. All types of modification will evolve whilst the Local Plan is being examined by the Planning Inspectors and will ultimately lead to a final set of modifications which can be consulted on. This document contains the additional modifications as proposed by the Council in February 2020.

Contents - Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM1	Contents, Page 3	**6. A Changing Climate**	To add a missing heading.	N/A
AM2	Contents, Page 5	**Appendix D: Superseded Policies**	To reflect the addition of an Appendix.	N/A
AM3	Contents, Page 5	**Appendix E: Monitoring Framework**	To reflect the addition of an Appendix.	N/A
AM4	Contents, Page 5	**Appendix F: Employment Land Trajectory**	To reflect the addition of an Appendix.	N/A
AM5	Contents, Page 5	**Appendix G: Housing Trajectory**	To reflect the addition of an Appendix.	N/A
AM6	Contents, Page 5	~~reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.~~ ~~Chesterfield Borough Council Licence No. 100018505, 2019.~~	Not necessary for inclusion as licensing information sits below all included maps.	N/A

Introduction – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM7	Introduction, Page 7	National planning policy, set out in the National Planning Policy Framework (NPPF), requires councils to prepare long-term development plans for their area. The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe processes that the council must follow when preparing the Local Plan. ~~Work on the~~	To update the Local Plan in terms of the stage it has reached.	N/A

		~~Local Plan is at Regulation 19 stage, which is the formal publication consultation. To date, t~~ **T**he council **consulted on a** ~~has consulted on~~ a Draft Local Plan ~~(January/February 2017)~~ **from January 2017**, **with** a further consultation ~~(January/February 2018)~~ **from January 2018** on Gypsy and Traveller sites. ~~The responses to those consultations have been considered by the Council and this formal publication draft local plan takes account of the comments made during the previous stages of consultation.~~ **Representations made in respect of the earlier consultations were considered alongside updated evidence in preparing the Submission Draft.** **The Local Plan underwent a Regulation 19 consultation in early 2019, which was the final public consultation before the Local Plan was submitted to the Planning Inspectorate for examination. The examination Hearings were held in October and November 2019.**		
AM8	Introduction, Page 8	It also includes ~~proposed~~ **Site Allocations** set out on an accompanying **Policies Map.** These are policies that only apply in specific locations in the borough, and include sites for new housing or economic development as well as areas to be safeguarded for their environmental, leisure or social benefits.	To update the Local Plan in terms of the stage it has reached.	N/A
AM9	Introduction, Page 8	~~**How do I get involved?**~~ ~~The submission plan will be available for anyone to comment on until 22nd February 2019. Details of how you can comment and what happens next are available on the council's website www.chesterfield.gov.uk/newlocalplan~~	To update the Local Plan in terms of the stage it has reached.	N/A

1) Vision and Strategic Objectives, Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM10	1.1, Page 9	Our approach to the Local Plan Vision is based on the Council's Vision for Chesterfield Borough and is supported by a fuller, descriptive Spatial Strategy to provide clarity and detail. **Local Plan Vision**	To add appropriate title to vision statements.	N/A
AM11	1.4, Page 10	The borough has a strong economic role within the Sheffield **C**~~c~~ity **R**~~r~~egion, and the infrastructure needed to support business growth is secured.	To correct typographical errors.	N/A
AM12	1.7, Page 10	Green Belt, **g**~~G~~reen **w**~~W~~edges and **s**~~S~~trategic **g**~~G~~aps function as an integral part of the borough's green infrastructure.	To correct typographical errors.	N/A
AM13	1.10, Page 11	Maximum use is made of **S**~~s~~ustainable **D**~~d~~rainage **Systems (SuDs)** so that new development is less at risk from risk of flooding and does not exacerbate flooding problems in existing developed areas both within the borough and downstream. SuDs and the management of floodplains present positive habitat opportunities and contribute to the wider network of **g**~~G~~reen **i**~~I~~nfrastructure.	To improve clarity and correct typographical errors.	N/A
AM14	1.11, Page 11	Our buildings and spaces are designed to adapt to climate change, minimis**e**~~ing~~ energy use **and** planting **is used to promote** ~~for a drier climate and~~ urban cooling.	To improve clarity and correct typographical errors.	N/A

2) Spatial Strategy – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM15	2.1, Page 15	Regeneration including new development can address the needs of communities experiencing deprivation. The **Regeneration Priority Areas (**RPAs**)** reflect multiple deprivation and spatial concentrations of deprivation, expressed by the national **Index of Multiple Deprivation (**IMD**)** data.	For clarity.	N/A
AM16	2.13, Page 17	Strategic gaps give distinct identity to different areas, prevent neighbouring settlements from merging into one another, and maintain open space. Green **wedges** ~~Wedges~~ provide access to the countryside from urban areas. The boundaries are based on an independent assessment of the character of the proposed ~~Green Wedge or Strategic Gap~~ **green wedge or strategic gap** and its contribution to; the setting and identity of the borough and its urban areas; landscape character, habitat and biodiversity; access to countryside and recreation; the ability to connect areas of green infrastructure; and the impact that development would have on the function of the ~~Green Wedge or Strategic Gap~~ **green wedge or strategic gap.**	To correct typographical errors.	N/A

3) Homes and Housing – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM17	3.4, Page 21	In order to provide some flexibility for choice and the aspirations of the LEPS, and to account for potential lapses in sites or sites delivering less than the assumed housing figures, the plan allocates more sites than the minimum needed to meet the OAN**.**~~, sufficient~~	Detail on buffer covered elsewhere.	N/A

		~~for a (20)% buffer (which would be at least 5250 net new dwellings).~~		
AM18	3.5, Page 21	The housing supply for the plan period consists of the housing allocations set out in **Table 4** ~~table 4~~, combined with committed planning permissions that do not have an allocation (either because they are below the size threshold for allocation or were substantially under construction at the time of writing)**.** ~~, applying a 10% buffer for non-implementation.~~	Deletion of text made as Table 3 is considered to adequately cover all information regarding housing numbers.	N/A
AM19	3.7, Page 22	~~At the time of writing a bid to the government's Housing Infrastructure Fund is under consideration for key infrastructure to unlock this site, including the Chesterfield Staveley Regeneration Route (safeguarded under policy LP24). The HS2 Hybrid Bill is due to be submitted in early 2020 and this site will be kept under review and progress reflected in a future Local Plan review if necessary.~~	Removed as statement will quickly become outdated.	N/A
AM20	3.8, Page 22	Policy LP4,' Flexibility in Delivery of Housing' is intended to ensure a supply of deliverable housing sites sufficient for five year**s** as set out in the NPPF**.** **The policy seeks to meet** ~~that meets~~ the aims of the Local Plan's Spatial Strategy, and allows for some uncertainty in the timing of delivery of housing on allocated sites. It sets out the council's position on the development **of** unallocated sites ~~in open countryside and~~ outside of the built-up area for housing and how this relates to the principles for the location of development set out in policy LP2. The council will take action if monitoring is unable to demonstrate that the council has a supply of deliverable housing sites sufficient for 5 year**s** (plus 5 or 20%, depending upon delivery rates) due to either under delivery increasing the shortfall requirement or improved delivery resulting in a reduced pool of remaining sites.	To improve readability and correct typographical errors.	N/A
AM21	3.15, Page 26	The 2011 Census data identified that a quarter of households in the	To correct a typographical error.	N/A

		b~~B~~orough contain older persons. In addition to this, the number of people aged 65 and above in Chesterfield is projected to grow rapidly:		
AM22	3.16, Page 26	The SHMA found that 28% of households in Chesterfield **b**~~B~~orough have support needs, projected to rise to 29.8% in 2031.	To correct a typographical error.	N/A

4) Jobs, Centres and Facilities – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM23	4.2, Page 30	**Chesterfield is a member of the 'D2N2' (Derbyshire and Nottinghamshire Local Enterprise Partnership) and a non-constituent member of the Sheffield City region Mayoral Combined Authority. From April 2020 Chesterfield Borough Council will only be a member of D2N2.** ~~Chesterfield sits within the extents of two Local Economic Partnerships (LEPs): Sheffield City Region (SCR), and the Derbyshire and Derby and Nottinghamshire and Nottingham (D2N2) partnership.~~	To provide a factual update.	N/A
AM24	4.3, Page 30	The council has been working ~~with~~ jointly **with HS2 Ltd**. to contribute to both the SCR and East Midlands HS2 growth plans, including identifying opportunities for growth around the railway station (see policy SS7)**.**	For clarity.	N/A
AM25	4.4, Page 30	A particularly high proportion are also in the public sector (35.8% of jobs as of 2014) in public administration, education and health, due to the presence of head offices for a borough **council**, Chesterfield College and the Walton and Chesterfield Royal hospitals.	To improve clarity.	N/A

AM26	4.5, Page 30	However, it will remain important to maintain a supply of land suitable for a wide range of business and industrial use (within use classes B1, B2 and B8) in order to promote economic growth and a diverse and vibrant business sector.	To correct a typographical error.	N/A
AM27	4.9, page 31	~~As of April 1st 2018, Unimplemented planning permissions for employment land provided a potential supply of 24.3ha.~~ **In the 2018/2019 monitoring year 3.38 hectares of employment land was developed, reducing the remaining target (to be developed between 2019-2035) to 46.62 ha. As of April 1st 2019, unimplemented planning permissions for employment land provided a potential supply of 19.2 hectares.**	To update the supporting text in line with the most recent monitoring data.	N/A
AM28	4.10, page 31	Other undeveloped land within established employment areas allocated on the policies map will provide an additional ~~24.3 ha~~ **23.4 ha.**	To update the supporting text in line with the main modification to the Employment Land Supply Table (Table 9).	MIQ 4.20
AM29	4.11, Page 31	In addition, the Staveley ~~Works~~ **and Rother Valley** Corridor has the potential to deliver additional employment land, in the form of the proposed HS2 ~~IMD~~ **Infrastructure Maintenance Depot (IMD).**	To improve the accuracy and clarity of the supporting text.	N/A
AM30	4.12, Page 31	Land around Works Road will provide the opportunity to deliver a limited amount of employment floorspace from the Staveley **and Rother Valley Corridor** ~~Works~~ site in the short to medium term, primarily around land adjacent to the Chesterfield Canal.	To correct a factual error.	N/A
AM31	4.14, Page 32	Alongside this the 'Destination Chesterfield-' place-marketing project -is seeing the council, local employers and businesses work together to promote Chesterfield, strengthen existing businesses and attract new inward investment. The council is committed to ensuring the viable re-development of currently vacant and underused business and industrial land for a range of	To correct factual and typographical errors.	N/A

		uses. Delivery of employment sites will be monitored closely, working with the **council's** ~~e~~**E**conomic ~~d~~**D**evelopment ~~team~~ **Unit** and taking account of vacancy rates and the frequency of enquires about sites and premises.		
AM32	4.15, Page 35	Tourism is important to the ~~c~~**C**hesterfield borough economy. In 2009, tourism brought £117m into the borough's economy and supported 1,836 jobs across a range of sectors (Derbyshire STEAM Model). The ~~Core Strategy~~ **Local Plan** seeks to maximise the potential of the major regeneration areas, particularly Waterside and the Staveley and Rother Valley Corridor.	To correct typrographical and factual errors.	N/A
AM33	4.17, Page 35	The Casa hotel now provides the borough's first four-star provision, and there are planning permissions for further provision at the Peak Resort and Chesterfield Waterside. Within the town centre, the former Co-op department store ~~is being~~ **has been** converted to provide a new Premier Inn ~~(to open by end of 2018)~~.	To provide factual updates and correct a typographical error.	N/A
AM34	4.18, Page 35	A more diverse and high**er** quality tourism offer will be encouraged that seeks to expand the tourism season, increase the number of people visiting, provide local job opportunities and help to regenerate the economy.	To correct a typographical error.	N/A
AM35	4.19, Page 36	Town, district and local centres lie at the heart of local communities and their primary role is **to provide** ~~providing~~ shopping and community services. These are critical to the future prosperity, quality of life and sustainability of the borough. A key aim of the Local Plan is to promote the vitality and viability of the borough's town, district and local centres. The borough council will achieve this by ~~emphasizing~~ **focusing** new economic growth and development of the main town centre uses including retailing, leisure, entertainment, offices, arts, culture, tourism facilities, towards existing centres. The outcomes of this focus will: • Encourage variety, choice and quality of retail provision	To improve clarity and correct a typographical error.	N/A

		in the town centre**s** and other district and local centres;		
AM36	4.28, Page 38	Small convenience shops outside of centre**s** provide a vital day to day resource for residents of the borough, allowing for small scale, 'top-up' and 'out of hours' shopping within walking distance of home.	To correct a typographical error.	N/A
AM37	4.33, Page 40	Although the commitments indicate a degree of oversupply, it should be noted that they include some provision (in the Staveley ~~Works~~ **and Rother Valley** Corridor) that will be delivered later in the plan period or partially beyond~~)~~.	To correct a factual and typographical error.	
AM38	4.34, Page 40	The commitments should not prevent proposals for additional floorspace being considered where ~~they~~ **it** would improve accessibility to local shopping facilities or would extend choice or quality.		N/A
AM39	4.35, Page 41	The **retail** sector **(and comparison retail in particular)** is likely to face continuing uncertainties ~~facing the retail sector~~, ~~and the comparison retail sector in particular,~~ from new forms of trading and online sales ~~in particular~~. For this reason, the Local Plan identifies specific provision in the form of commitments for the first five years only, and broad locations for the remainder of the plan period**.**	To improve clarity and correct typographical errors.	N/A
AM40	4.38, Page 41	The 2018 Retail Study made recommendation**s** regarding ~~p~~**P**rimary Shopping Areas and Primary and Secondary frontages. It does not recommend the inclusion of ~~p~~**P**rimary or ~~s~~**S**econdary frontages for Staveley Town Centre or the District and Local Centres. For Chesterfield Town Centre the Local Plan identifies a Primary Shopping Area (PSA) but, in line with the study's recommendations, does not include further frontage policies.	To correct typographical errors.	N/A

AM41	4.39, Page 43	Where opportunities arise, the council will **work** with the third sector to explore opportunities for involvement in regeneration and development and identifying opportunities for new provision.	To correct a typographical error / improve clarity.	N/A

5) Infrastructure Delivery - Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM42	5.1, Page 46	The definition of infrastructure is wide although most commonly thought of in terms of physical infrastructure (such as new roads and flood mitigation, electronic communications networks, including telecommunications and high speed broadband; -green infrastructure (such as parks, greenways and allotments), and -social infrastructure (including schools and health facilities).	To correct typographical errors.	N/A

6) A Changing Climate – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM43	6.1, Page 48	One of the major issues facing the Borough Council and our partners is climate change; how best to adapt to the changes that are inevitable and how best to minimise our contribution to global warming. -Reducing our carbon footprint and being more resilient to changing climate conditions is a critical thread running through the whole Local Plan. **In 2019, the government set a target that will require the UK to bring all greenhouse gas emissions to net zero by 2050. Net zero signifies that any emissions would be balanced by**	To bring supporting text up to date with national policy changes.	N/A

		schemes to offset an equivalent amount of greenhouse gases from the atmosphere, such as tree planting or using technologies such as carbon capture and storage.		
AM44	6.1, Page 48	The **b**~~B~~orough **c**~~C~~ouncil has signed the Nottingham Declaration on Climate Change ~~a pledge~~ **which pledges** to ~~tackle the issue by~~ address~~ing~~ the causes of **climate change** and **prepare for the associated impacts.** ~~preparing for the impacts of climate change.~~ **The council also declared a Climate Change Emergency in July 2019 and is currently developing a Climate Change Action Plan.** Minimising carbon emissions associated with growth within the authority area is key to ~~this objective~~ **improving the resilience of the borough to climate change**.	To update supporting text in line with CBC's recent climate change emergency announcement.	N/A
AM45	6.2, Page 48	The government has a target to generate 15% of the UK's energy needs by 2020 (comprising 30% in electricity, 12% in heat, and 10% in transport). The Chesterfield Borough Renewable and Low Carbon Energy Study (2010) identified areas in the Borough where there is potential for different forms of renewable and low carbon energy generation. **The Study concluded that the wind speeds across the borough were relatively low, that the wind resource was highly constrained due to borough's urban nature, offering few opportunities for delivering large scale turbines.** Areas suitable for district heating are within Chesterfield town centre and on large development sites.	To remove repetition of paragraph 6.5	N/A
AM46	6.3, Page 48	~~National guidance acknowledges that the approach to assessing the landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines.~~	Unnecessary repetition of national policy now covered by NPPF.	N/A
AM47	6.4, Page 48	~~National planning guidance on wind energy was revised in 201512 to take account of a ministerial statement13 stating that planning permission should only be granted for new proposals if the development site is in an area identified as suitable for wind energy development. Such areas need to be identified clearly in a Local or Neighbourhood Plan.~~	Unnecessary repetition of national policy now covered by NPPF.	N/A

AM48	6.5, Page 48	~~The Renewable and Low Carbon Energy Study analysed the potential of a range of renewable technologies and their potential deployment in Chesterfield. The Study concluded that the wind speeds across the Borough were relatively low, that the wind resource was highly constrained due to Borough's urban nature, offering few opportunities for delivering large scale turbines.~~	To remove repetition of paragraph 6.2	N/A
AM49	6.6, Page 50	Flooding is a natural hazard **which causes** ~~causing~~ immeasurable stress to the people affected and can have serious economic impacts. Recent flood events in the **b**~~B~~orough have emphasised the possible extent and impact of flooding that can occur. Over the last century, pressures for development have resulted in ~~the~~ widespread development within floodplains, particularly in areas like Chesterfield **b**~~B~~orough which have a history of industrial development alongside rivers. ~~-~~This has increased the risk of flooding and caused problems not only in the area developed on, but also in areas further downstream.	To improve clarity of supporting text.	N/A
AM50	6.7, Page 50	Development should not increase the risk of flooding to either the proposed site itself~~,~~ or to third parties.	To correct a typographical error.	N/A
AM51	6.7, Page 50	However, as the SFRA represents only a snapshot in time, development proposals should always be considered against the best available flood risk information, such as the EA's Flood Map for Planning and flood risk modelling**.**	To correct a typographical error.	N/A
AM52	6.8, Page 50	A key objective of the Spatial Strategy is to focus development within existing urban areas or on large brownfield sites, particularly in Chesterfield town and Staveley**, however,** ~~and~~ a number of these sites fall within areas of flood risk. ~~However,~~ ~~-~~**I**~~i~~n order for the key objectives of the Spatial Strategy to be delivered flood mitigation measures will be required.	To improve the clarity of the supporting text.	N/A
AM53	6.9, Page 50	Derbyshire County Council is the lead local flood authority **which is**	To improve the clarity of the	N/A

		responsible for managing local flood risk across Derbyshire. It published a Flood Risk Management Strategy **in 2015** ~~(2015)~~. **The council has contributed to an Environment Agency commissioned project called the Chesterfield Flood Risk Investigation involving comprehensive flood modelling of the River Rother and its tributaries. When completed the Chesterfield Flood Risk Investigation will provide the best available flooding information for Chesterfield and will test options for flood alleviation works to better protect the town from the devastating impacts of flooding. The Chesterfield Flood Risk Investigation will be used alongside all other sources as a combined evidence base to inform decision making and future Local Plan reviews.** ~~Related guidance includes the Chesterfield Integrated Model, a project co-ordinated by the Environment Agency which recognises the nature and extent of flood risk in the Borough and identifies solutions to mitigate future flooding of development areas. Proposals should also consider the findings of the Environment Agency's Chesterfield Flood Risk Investigation (due to be published in September 2017), as this document will form the starting point for flood risk considerations across the area.~~	supporting text.	
AM54	6.10, Page 51	– This will include grey water recycling, rainwater harvesting, green roofs, permeable paving, infiltration areas and soakaways. Ultimately, developers are required to move towards an integrated approach, managing the runoff from new developments to hold back rainfall from reaching the drainage and river systems too quickly.	To correct a typographical error.	N/A
AM55	6.11, Page 51	The council's approach to water management complements the work of the Environment Agency as set out in the River Basin Management Plan for the Humber River Basin District. In particular, the ~~Core Strategy~~ **Local Plan** has an important role in the key actions of promoting water efficiency, SuDS, **the** re-use of water and the value of green infrastructure. The Borough Council will specifically require major development proposals to demonstrate ~~that a~~	To correct factual errors and improve clarity.	N/A

		~~sustainable urban drainage system~~ **SuDS** will be put in place and that there are clear arrangements for on-going maintenance over the development's lifetime, unless SuDS are otherwise demonstrated to be inappropriate. On smaller development the Borough Council considers that SuDS are desirable and encourages their use by developers.		

7) Environmental Quality – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM56	7.1, Page 53	Ensuring a safe and healthy environment is a challenge, taking into account areas of poor air quality and areas of unstable and contaminated land **(which are** often a legacy of mining and industrial development).	To improve readability.	N/A
AM57	7.2, Page 53	At the time of writing, the Borough has declared one Air Quality Management Area (AQMA) at Church Street in Brimington (which came into force on 1st September 2015). An Air Quality Action Plan ~~is currently being drafted.~~ **was published for consultation in February 2020.**	To provide a factual update.	N/A
AM58	7.3, Page 53	Soil is a finite resource that fulfils many important functions and ecosystem services~~.~~**;** ~~for instance,~~ **Soil acts** as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that ~~the~~ soil resources are appropriately protected and used sustainably.	To improve readability.	N/A
AM59	7.4, Page 55	Green **i**~~I~~nfrastructure is a strategic rural and urban network of multi-functional green and blue space, and the connections between them. It supports natural and ecological processes and is integral to	To correct typographical errors.	N/A

		the health, quality of life and economic success of sustainable communities. The **g**~~G~~reen **i**~~I~~nfrastructure network refers to a wide variety of public and privately owned 'green assets' such as parks, open spaces, Green Belt, farmland, open countryside, woodlands, wildlife sites, allotments, private gardens, greenways (multi-user trails) and river/canal corridors.		
AM60	7.5, Page 55	Whilst thought of as an urban area, almost half of Chesterfield borough is relatively undeveloped land containing green infrastructure assets, many of which are firmly established and are key elements of the borough's identity, for example, the Chesterfield Canal corridor and Pools~~B~~ **b**rook Country Park.	To correct typographical errors.	N/A
AM61	7.6, Page 55	Green infrastructure offers a range of direct and indirect benefits, **which include:** ~~including addressing climate change adaptation and mitigation, improving quality of place, improving physical and mental health and social wellbeing, sustaining economic growth and investment, protecting and enhancing biodiversity, providing opportunities for local food production and protecting and enhancing landscape character and the setting of heritage assets~~. • **improved resilience to climate change;** • **enhanced quality of place;** • **benefits to physical and mental health and wellbeing;** • **sustained economic growth and investment;** • **opportunities for local food production;** • **enhanced landscape character and setting of heritage assets.** Investment in g~~G~~reen i~~I~~nfrastructure via tourism, recreation and biodiversity improvements provides economic and health benefits for a Borough that is still in the process of economic**ally** restructuring away from a legacy of heavy industry.	To improve readability and correct a typographical error.	N/A

AM62	7.7, Page 55	The council will aim to maintain and improve the green infrastructure network in the borough on a landscape scale, by protecting, enhancing, creating, linking, and managing multifunctional greenspace within and around the urban area and settlements**. This will ensure** ~~in order~~ that everyone has access to high quality natural and semi-natural habitats, open space and sport and recreation facilities, ~~and to assist in~~ **whilst providing** resilience to the impacts of climate change.	To improve readability.	N/A
AM63	7.7, Page 55	**Whilst i**~~I~~ndividual elements of the green infrastructure network can serve a useful purpose without being connected~~. However~~, connectivity between different green infrastructure assets can help **to** maximise the benefits ~~that~~ they generate. ~~For example,~~ W~~w~~ell-connected green infrastructure assets create a network that allows and encourages **the** movement ~~by~~ **of** people and wildlife, helping to maximise the ~~benefits~~ **ecosystem services provided whilst supporting** ~~and support~~ adaptation and resilience to a changing climate, such as potentially dramatic increases in rainfall.	To improve readability.	N/A
AM64	7.9, Pages 55-56	The main components of green infrastructure in the borough were initially identified in the Chesterfield Borough Council Green Infrastructure Study (2009). Further studies have built on the initial study including a Green ~~w~~**W**edge and ~~s~~**S**trategic ~~g~~**G**ap~~s~~ ~~i~~**I**ndicative ~~a~~**A**ssessment **(2011),** ~~and~~ its subsequent review in 2016 and an updated Greenprint. Work has also been carried out with the Local Nature Partnership and Derbyshire Wildlife Trust to update information on the ecological network. The **updated Greenprint for Chesterfield maps out the** ~~maps in diagrams ???? show the~~ current extent and nature of the identified green infrastructure network.	For clarity and to improve readability.	N/A
AM65	7.11, Page 56	The purpose of the Green Wedges is to: • **m**~~M~~aintain open areas between parts of settlements within the urban area of	To improve readability.	N/A

		Chesterfield to prevent them from merging~~.~~**;** • provide a 'Green Lung', penetrating from open countryside into an urban area**;** • **s**~~S~~upport recreational purposes which allow access from urban areas to the countryside and, where appropriate, contains informal and formal outdoor recreational facilities~~.~~**;** • **m**~~M~~aintain the existing or influence the form and direction of urban development.		
AM66	7.12, Page 56	The purpose of the Strategic Gaps is to: • **m**~~M~~aintain open land between neighbouring settlements to prevent merging (perceptual and physical) and protect the setting and separate identity of settlements~~.~~**;** • **s**~~S~~upport **the** appreciation and wider perceptual benefits of open countryside~~.~~**;** • **m**~~M~~aintain existing or influence form and direction of settlements.	To improve readability.	N/A
AM67	7.14, Page 58	The **c**~~C~~ouncil will aim to ensure that where net measurable gains in biodiversity are made**, they** ~~that these~~ make for a more coherent ecological network, minimising or reversing habitat fragmentation.	To improve readability.	N/A
AM68	7.14, Page 58	Biodiversity offsets are conservation activities that are designed to give biodiversity benefits to compensate for losses**, -** that when a development damages nature (and this damage cannot be avoided or mitigated)**,** new nature sites will be created.	To correct a typographical error.	N/A
AM69	7.15, Page 58	Increased tree and woodland planting will: help the borough to respond to climate change, provide an urban cooling effect, ~~can~~ mitigate **against** some forms of air pollution**,** ~~and~~ provide flood	To improve readability.	N/A

		alleviation~~, **and** as well as improve~~ **enhance** biodiversity**.** **It can also improve** ~~and~~ levels of amenity, outdoor activity levels~~,~~ **and** health and well~~-~~being.		
AM70	7.17, Page 60	In 2014 the Council adopted the Chesterfield Parks and Open Spaces Strategy **(**2015-2024**)** and the Chesterfield Playing Pitch and Outdoor Sports Strategy ~~following public consultation.~~ These Strategies considered supply and demand for open space, sport and recreation facilities and play provision and include~~s~~ an assessment of the quantity, quality and accessibility of different types of open space **within the borough**. ~~The Parks and Open Spaces Strategy found that the Borough has a more than adequate provision of publicly accessible parks and open spaces in relation to the size of its population. However, provision is unevenly distributed with some wards containing well above average and others falling significantly short. The existing Parks and Open Space Strategy is now currently under review with a~~ **A** new assessment **of Open Space and Play Provision was published by the council in 2019, with ~~a~~** ~~having been carried out and~~ a new strategy being prepared for adoption in 201~~9~~**20**. ~~The Playing Pitch and Outdoor Sports Strategy requires the protection of the majority of sites but not all, with a need to reconfigure provision to better fit local need.~~	To improve readability, provide factual update and remove repetition of text within paragraph 7.22.	N/A
AM71	7.18, Page 60	The Local Plan strategy for public open space is to seek to ensure that everyone has access to a network of multifunctional public open spaces. It will aim to ensure that the network is accessible and of sufficient quality and **size** ~~quantity~~ to meet a diverse range of needs within the Borough including people's health and well-being and other ecosystem services.	To improve clarity.	N/A
AM72	7.18, Page 60	Investment will also be required to meet the open space needs of a growing population. This will be achieved through financial contributions from development to improve the capacity, accessibility and quality of the existing open space network; and if	To correct a typographical error.	N/A

		necessary**,** the provision of new open space.		
AM73	7.22, Page 61	The Council adopted the Chesterfield Playing Pitch and Outdoor Sports Strategy **in** 2014 following **a** public consultation. The Playing Pitch and Outdoor Sports Strategy is to be updated and currently requires the protection of the majority of sites but not all, with a need to reconfigure provision to better fit local need. The council also ~~undertook~~ **compiled** and adopted ~~in 2014~~ a Sports Facilities Strategy **in 2014** that aims for ~~a~~ high quality sporting infrastructure which meets the needs of residents at all levels and promotes participation and physical activity across the borough. Specifically**,** the Strategy looked at sports halls, swimming pools and artificial grass pitches and is focused on providing facilities for the most popular activities and which have the highest participation rate across the borough. The main conclusions of the Sports Facilities Strategy are that existing public swimming pools, sports halls and artificial grass pitches are to be protected up to 2028 with a need for a new full size '4G' -artificial grass pitch within the Borough.	To improve clarity.	N/A
AM74	7.23, Page 61	There are 33 allotments sites in the Borough (**accounting for** over 41ha)**.** The adopted allotment strategy 2012-2016 contains an objective to protect all existing sites and identifies areas of deficiency in the wards of Linacre, -Loundsley Green, Dunston, Walton, South of Rother, South of Hasland, Hollingwood and Inkersall. The Strategy acknowledges a need for further work in order to consider options for statutory sites that are uncultivated and also to seek to provide additional allotments in areas of need. The Council is committed to reviewing and updating the allotments strategy in ~~2019~~ **2021** in order to best meet the future need and demand for this type of open space.	For clarity and to provide a factual update.	N/A
AM75	7.24, Page 62	The canal runs for 46 miles from the River Trent to the middle of Chesterfield, linking Nottinghamshire, South Yorkshire and Derbyshire and **e**~~E~~very yard of the canal can be walked on the	To correct a typographical error.	N/A

		towpath known as The Cuckoo Way.		
AM76	7.24, Page 62	Within the **b~~B~~orough, the section of the canal between the Staveley Town Basin and the **b~~B~~orough boundary to the south of Renishaw is disused and derelict.	To correct a typographical error.	N/A
AM77	7.26, Page 63	Measures will be taken by the Borough Council, working with partners and through development where appropriate to enhance the environment of the canal for the benefit of nature conservation and where appropriate, **to further enable** public access and recreation **(**including walking and cycling**)** that are a positive benefit to healthy communities.	To improve clarity.	N/A
AM78	7.27, Page 63	The restoration of the canal will create opportunities for business activities associated with the increased use of the canal corridor for recreation, including waterside developments. These should be accommodated within the urban areas close to the canal wherever possible and within easy walking distance of it.- Specifically**,** there is already provision planned for: • Chesterfield Waterside: a new canal basin at the southern terminus of the canal has been constructed and outline planning permission is in place to deliver access to this and improvements to the canal and River Rother as part of a major mixed-use scheme (**P~~p~~**olicy SS3)**.** • Staveley and Rother Valley Corridor; an opportunity exists north of the canal adjacent to Works Road for canal related commercial activity as part of the wider regeneration of this corridor (**P~~p~~**olicy SS5)**.** • Staveley Basin; a new canal basin and lock has already been constructed at Hall Lane **in~~at~~** Staveley and there is	To correct typographical errors.	N/A

		an opportunity for further development in this location to support the canal.		
AM79	7.28, Page 65	The rivers and other water features in the Borough provide valuable amenity, wildlife and leisure areas. They are a crucial part of **the local ecological network** ~~local ecological networks~~ and provide wildlife corridors and stepping stones that link many wildlife sites, open spaces and areas of green infrastructure in the borough, including areas such as Holmebrook Valley Park, Poolsbrook Country Park, Somersall Park, Norbriggs Flash.	To improve clarity.	N/A
AM80	7.30, Page 65	Although access to rivers is good in many locations in the borough~~,~~ **(**including the parks, wildlife sites and trails mentioned above**)**, in other areas it is less so. This includes some areas of **high flood risk within** the borough where rivers are culverted or canalise**d** under or at the rear of development. ~~Some of these are related to areas of high flood risk~~There are also a number of weirs in place that limit further ecological enhancements by acting as a barrier to aquatic species.	To correct typographical errors, improve readability and for clarity.	N/A

8) Design and the Built Environment – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM81	8.1, Page 66	A key principle of the **Local Plan** ~~Core Strategy~~ is to nurture local distinctiveness and good design.	To provide a factual update.	N/A
AM82	8.2, Page 66	.-This is most notable in the historic town centre where many of the borough's shops and civic buildings date from the 18th and 19th centuries and provide a strong sense of place.	To correct a typographical error.	N/A

AM83	8.3, Page 66	Historically**,** local coal measures sandstone and brick made of local clay have been used in many of the town's older buildings and these materials are distinctive to our borough.	To correct a typographical error.	N/A
AM84	8.4, Page 66	Landscape character and **l**~~l~~ocal **d**~~D~~istinctiveness are inextricable linked and variations in landscape character across the borough need to be recognised and appropriately responded to in new development and in schemes of management as described in the Landscape Character of Derbyshire (Derbyshire County Council, 4th Edition 2014).	To correct typographical errors.	N/A
AM85	8.7, Page 67	**A d**~~D~~esign review should take place as early as possible in the life of a proposal, preferably at pre-application stage.	To improve readability.	N/A
AM86	8.8, Page 67	The [1]fifth, running from 2028-2032, was set in law at the end of June 2016. **The council will also work towards the target for bringing all UK greenhouse gas emissions to net zero by 2050.** A key component of the government's approach to achieving these targets is the Energy Hierarchy which primarily aims to reduce the need for energy followed by being more energy efficient, then using renewable energy.	To provide a factual update.	N/A
AM87	8.10, Page 68	Minimising water use will not only reduce the environmental impacts of climate change but also reduce greenhouse gas emissions associated with water abstraction, treatment, transport, use and disposal**.**	To correct a typographical error.	N/A
AM88	8.13, Page 69	Viability of development is an important consideration for the council. In this respect abnormal site costs would be acknowledged as well as general viability. ~~It has been the practice of the borough council to negotiate with developers as to the precise figure of~~	To remove unnecessary supporting information (in light of main modification to LP21).	N/A

[1] https://www.gov.uk/guidance/carbon-budgets

		~~percent for art in relation to a S106 agreement. The council intends to continue this approach. However~~ **T**~~t~~he inclusion of public art is in addition to, and should not replace, good design. For housing development in particular the council publishes a residential design guide. Developers should not seek to trade off good design and public art when negotiating Section 106 agreements. The policy is directed at major developments with a value in excess of £1 million, but the Borough Council would also encourage other smaller development schemes to consider including works of art within their developments. The preference **is** to incorporate art work within the design of the development, although contributions to off-site provision will be considered, particularly where multiple sites may be able to contribute to a scheme.		
AM89	8.15, Page 70	The **b**~~B~~orough possesses a rich historic environment with an array of heritage assets.	To correct a typographical error.	N/A
AM90	8.15, Pages 70-71	~~As of April 2016 t~~ **T**he borough has a variety of nationally recognized heritage assets which **as of February 2020** includes ~~244~~**245** Listed Buildings, including 1 Grade I Listed, 17 Grade II* Listed Buildings and a Grade II* Listed Historic Park ~~&~~ **and** Garden at Queen's Park. There are 2 Scheduled Ancient Monuments; (Brampton Barn and Tapton ~~Castle Hill~~**Motte**) and 12 Conservation Areas designated. In particular, the borough has a rich Industrial Heritage including the Grade II* listed Walton Works, the only remaining working roundhouse in the UK at Barrow Hill Engine Shed, and the partially restored Chesterfield Canal. A programme of Conservation Area Appraisals and Management Plans has ~~being~~ **been** completed for all of the borough's conservation areas.	To provide a factual update.	N/A

AM91	8.17, Page 71	The Borough Council ~~will identify~~ **has identified** **197** non-designated built heritage assets in a local list **which specifies** ~~specifying~~ the local built heritage assets within the borough that will be afforded protection. **The council's Local List of Heritage Assets was adopted in October 2019 and has been developed** ~~This will be done~~ in consultation and collaboration with partners, local people, landowners, neighbouring authorities and other stakeholders on a rolling basis. ~~The council is currently preparing a Local List of Heritage Assets which is expected to be in place by 2017.~~	To provide a factual update.	N/A

9) Travel and Transport – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM92	9.2, Page 74	While congestion is less of an issue in the more rural parts of the borough, such as Barrow Hill, Poolsbrook, Mastin Moor and Duckmanton, there is an issue over access to services, jobs and facilities, worsened by the low levels of car ownership in these villages, ~~-~~where levels of deprivation are higher than average. Public transport however is relatively good, enabling residents to access key facilities by bus in reasonable times.	To correct a typographical error.	N/A
AM93	9.9, Page 75	A strategic cycle network for the borough has been drawn up by a partnership of Derbyshire County Council, Chesterfield Cycle Campaign and the borough council. It is officially recognised by both councils and is set out in Policy TF2 of the third Local Transport Plan (LTP). The strategic ~~network~~ **greenways and multi-user trails** ~~is~~are indicated on ~~Diagram 7~~ **the council's Constraints Map**. More information is available by following the link to the LTP at www.chesterfield.gov.uk/evidencebase. The council is working with Derbyshire County Council and local partners to identify and designate a similar network of walking routes, having regard to the Derbyshire County Council Rights of Way Improvement Plan. Both	To provide a factual update.	N/A

		networks will be the subject of further work during the Local Plan period to improve, promote and where appropriate, extend them.		
AM94	9.10, Page 75	Access to the rail network is provided by Chesterfield railway station which is located at the edge of ~~the~~ **Chesterfield** town centre.	To improve clarity.	N/A
AM95	9.12, Page 77	As of July 2017 it was also confirmed that the revised route to serve Sheffield would result in at least one service each way per hour stopping in Chesterfield Railway Station using 'Classic Compatible' Services, with the potential of further expansion of the route from Sheffield to re-join the line to Leeds in conjunction with the 'Norther Powerhouse' transport proposals. An Infrastructure Maintenance Depot (IMD) to serve phase 2B is also planned for the **Staveley and Rother Valley Corridor** site ~~of the former Staveley Works~~. Services are expected to operate from 203~~3~~**5-40**.	To provide a factual update and amend plan period in line with main modifications.	N/A
AM96	9.17, Page 80	~~The Staveley and Rother Valley Corridor Area Action Plan will also consider the most appropriate transport options to provide access to the corridor.~~ Proposals for the CSRR will need to identify solutions to safeguard the route and setting of Chesterfield Canal in line with policy ~~LP2~~ **LP19**.	To update text with correct policy reference.	N/A
AM97	9.18, Page 80	Detailed ~~D~~**d**esign work is currently being prepared by AECOM on behalf of DCC, to be provided via the L**ocal** G**rowth** F**und (LGF)** funded A61 Corridor project.	To correct a typographical error and improve clarity.	N/A

10) Regeneration Priority Areas – Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM98	10.1, Page 82	1.1. New development can help provide jobs and homes for local people, improve the environment~~,~~ **and** introduce new and potentially more active households to a deprived area. The Borough Council will seek to ensure that regeneration	To improve readability.	N/A

		addresses the needs of households experiencing deprivation by: • Rebalancing the housing market. • Negotiating local labour agreements as part of major development schemes. • Ensuring that new development contributes to the enhancement of the area. • Seeking new facilities and improvements to existing facilities for the benefit of the local community. • Adding value by drawing in public subsidy where possible. • Working in partnership with the local community and external organisations to help achieve non-planning measures.		
AM99	10.2, Page 82	RPAs are ~~a~~ key area**s** for growth as set out in the Spatial Strategy and are identified on the Policies **M**~~m~~ap. They are: Barrow Hill, Duckmanton, Holme Hall, Mastin Moor, and Poolsbrook.	To improve typographical errors.	N/A
AM100	10.4, Page 82	Barrow Hill is a small community to the north of the Borough, formerly closely associated with employment ~~in~~ **at** the Staveley Works complex.	To improve readability.	N/A
AM101	10.4, Pages 82-83	Barrow Hill is within the top 10% of most deprived areas in England in terms of multiple deprivation, income, income affecting children, employment, education skills and training and health and disability~~,~~. It has only a limited range of community facilities and is ~~at~~ some distance from the services to be found in Staveley town centre to the south.	To correct typographical errors.	N/A
AM102	10.6, Page 83	As well as being a popular visitor attraction, with ~~active plans and planning permission for expansion, and~~ a range of events during the year (including steam days, concerts and the 'Rail	To provide a factual update.	N/A

		Ale' festival), it is also a centre for rail related employment, training and business activity, providing research and rolling stock maintenance.		
AM103	10.8, Page 83	Whilst the settlement's history goes back to the medieval period **(**it is recorded in the Doomsday book), the village is now primarily associated with the local coal mining industry and was constructed to house local miners, mainly those working at Markham Vale Colliery which closed in 1992.	To correct a typographical error.	N/A
AM104	10.9, Page 83	Duckmanton is within the top 10% of most deprived areas in England in terms of income, income affecting children, employment, education skills and training and health and disability~~.~~**,** ~~But~~ However, Duckmanton remains socially cohesive, is located in attractive countryside~~;~~**,** has good transport links and **has** improving employment opportunities due to the re-development at Markham Vale.	To improve readability and clarity.	N/A
AM105	10.10, Page 84	Consequently**,** there are opportunities for sustainable regeneration in the form of new housing and associated infrastructure and services.	To improve readability.	N/A
AM106	10.11, Page 84	Holme Hall is based around a large housing estate built in the 1970s. The ~~Holme Hall E~~**e**state is a mixture of owner occupied and council owned properties. Holme Hall has a strong local centre~~,~~ **which is** identified as **a** **L**~~l~~ocal **S**~~s~~ervice **C**~~c~~entre.	To correct typrographical errors and improve readability.	N/A
AM107	10.13, Page 84	In Holme Hall itself there are few employment opportunities, **however,** regular bus services give good access to other parts of the **b**~~B~~orough where jobs are located. There is a good footpath and cycle network, **with** the estate ~~has~~ **having** easy access on to Holmebrook Valley Park and Trail which is a greenway into Chesterfield Town Centre**,** suitable for both walkers and cyclists.	To correct typrographical errors and improve readability.	N/A
AM108	10.14, Page 84	To the south of the Holme Hall Local Service Centre is Ashgate Plantation, a designated Local Wildlife Site. ~~Further to the local wildlife site~~ **Additionally,** Holme Hall has one of the **b**~~B~~orough's	To correct typrographical errors and improve readability.	N/A

		largest green infrastructure assets, Holmebrook Valley Park on its doorstep.		
AM109	10.15, Page 84	Mastin Moor is characterised by social housing, with most homes being of one size and tenure, resulting in social imbalance and **housing stock that does not meet** ~~not meeting~~ the diverse needs of local people.	To improve clarity.	N/A
AM110	10.16, Page 84	To the south of Mastin Moor the significant Markham Vale employment development ~~is currently taking~~ **has taken** shape, around the new motorway junction 29A built specifically to serve it. ~~The development will eventually provide many employment opportunities.~~ **2018 saw 1,600 jobs maintained at the development across the whole 200-acre site.**	To improve clarity and provide a factual update.	N/A
AM111	10.17, Page 84	Mastin Moor village has two convenience stores~~,~~ **(**one of which includes a Post Office**)**, Mastin Moor Miners Welfare, a fast food takeaway (Chinese), a Community Garden and a children's play area.	To improve clarity.	N/A
AM112	10.18, Page 85	Local public transport serving Mastin Moor is reasonable**,** with two regular Stagecoach services running ~~2~~ **two** buses per hour and one per hour on Sundays. There is a reasonable footpath network, but the area is relatively isolated in terms of the strategic cycle network.	To improve readability.	N/A
AM113	10.21, Page 85	Land to the north of Mastin Moor is Green **B**~~b~~elt. Land to the west of Mastin Moor and Woodthorpe consists of Netherthorpe and Norbriggs Flash Nature Reserves**.**	To correct a typographical error.	N/A
AM114	10.25, Page 85	~~But~~ **W**~~w~~hilst there has been an economic decline, Poolsbrook remains socially cohesive. It is located in attractive countryside, has good transport links**,** and improving employment opportunities as a result of development at Markham Vale to the south.	To improve readability.	N/A

11) Strategic Sites and Locations - Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM115	11.1, Page 89	Townscape **H**~~h~~eritage Initiative (THI) programme and the restoration of the town's historic, listed Market hall.	To correct typographical error.	N/A
AM116	11.2, Page 89	Although the collapse of regional and national chains resulted in some large, high profile vacancies, including BHS and the East Midlands Co-Operative department stores, both these units are now either back in use, **with the latter** ~~(in the case if BHS) or~~ being redeveloped ~~(~~for a hotel and food and drink uses ~~uses in the case of the former department store)~~.	To improve readability.	N/A
AM117	11.3, Page 89	The council's latest retail capacity study[2] does indicate reduced demand for floorspace in the short term, but **suggest**~~still with~~ potential for longer term growth, and a need to concentrate on improving the range and quality of the offer.	To improve clarity.	N/A
AM118	11.11, Page 94	In September 2005, a masterplan for the land **to the** south of Chatsworth Road was adopted by the council. This guides future development of the former industrial area and provides a starting point for redevelopment proposals.	To improve readability.	N/A
AM119	11.12, Page 94	The existing and potential mix of uses also makes it an attractive and sustainable location to live and work, however~~.~~ **, d**~~D~~evelopment in this area should emphasise access to sustainable transport and integration with the opportunities and services of the district centre, by reducing the need to travel by car.	To improve readability.	N/A
AM120	11.14, Page 96	The Chesterfield Waterside area is a corridor of land centered on the River Rother and Chesterfield Canal, ~~important parts~~ **which are**	To improve clarity and provide factual update.	N/A

[2] Chesterfield Borough, Bolsover District and North East Derbyshire District Retail and Centres Study Retail and Centres Study April 2018

		important components of Chesterfield's green infrastructure **and ecological network**.		
AM121	11.15, Page 96	• **u**~~U~~p to 1550 new dwellings (C3); • **u**~~U~~p to 30,000sqm of new office space (B1(a)); • **r**~~R~~etail, financial and professional services, and food and drink uses (A1 to A5); • **a** doctors surgery and creche (D1)~~;~~**,** two hotels (C1)~~;~~**,** health and fitness (D2)~~;~~ **and** nursing home (C2);~~;~~ • ~~a new canal link and~~ **a new canal** basin~~,~~ **and** open space including linear and eco parks; • **t**~~T~~wo multi-storey car parks • **a**~~A~~ section 106 agreement covering community infrastructure, open space, public art, community safety, affordable housing, and an extensive travel plan.	Reference to the canal link removed in line with CHE/18/00626/REM1. Typographical errors corrected.	N/A
AM122	11.16, Page 96	Development of the site has commenced. As of ~~September 2018~~**February 2020,** 19 affordable homes have been completed on Brimington Road and the canal Basin ~~already~~ **has been** constructed. **Work has also commenced on 173 homes within the 'Park' character area.** Site preparation works have been undertaken on the first phase of Basin Square in anticipation of receiving final reserved matters for a hotel, MSCP, offices and over 300 apartments (reserved matters having already been granted for siting, layout and scale of development). Pre-application discussions are also underway for phases of housing on the ~~'Park',~~ 'Island' and 'Station Place' character areas. Planning permission is also in place for a replacement road bridge over the River Rother and works to restore the Rother to a navigable state for leisure vessels.	To provide factual updates.	N/A
AM123	11.17, Page 99	~~Its~~ **The site's** regeneration is a key part of the area's response to the loss of the mining industry, providing a strategic site serving a sub-regional area, with the potential to create up to 2,000 jobs.	To improve readability.	N/A

AM124	11.18, Page 99	• A new junction on the M1 (now constructed as J29a)**.** • Provision of the Staveley Loop Road (the first phase of which, from J29a to Hall Lane at Staveley, is now open)**.** • Provision of public transport connecting to surrounding settlements, to include bus services, a park and ride facility and, where feasible, passenger rail services**.** • Provision for a rail freight terminal**.** • Land for B2, B1(b&c) and B8 employment uses**.** • Limited B1 (a) office use**.** • Provision for a hotel in the southern part of the site not exceeding 1 hectare in area**.** • A design framework for the development, including public art**.** • Substantial landscaping and tree planting**.**	To correct typographical errors.	N/A
AM125	11.19, Page 99	The following policy is included in the ~~Core Strategy~~ **Local Plan** to make the council's intentions for the site clear, and to give a continuing policy context. The policy will also inform decisions on any planning applications for new uses and works or variations to the original outline planning permission that may be proposed in response to changes in economic circumstances, technologies and the emerging needs of business already on**,** or planning on being on the site.	To correct error and improve readability.	N/A
AM126	11.20, Page 101	As such, it has major implications in terms of its ability to deliver new housing, employment and **an** improved environment, although this must be balanced with the impact of development on the transport network, existing community infrastructure and the wider landscape.	To improve readability.	N/A
AM127	11.22, Page 101	The construction of a new Loop Road around Staveley as part of the Markham Vale development, ~~giving~~ **provides** direct access to Junction 29a of the M1, **and** has significantly improved vehicle access at the eastern end~~, however~~**.**	To improve readability.	N/A

AM128	11.23, Page 101	Survey work carried out on parts of the site by landowners also indicates that contamination and ground conditions vary greatly across the site and **that** significant parts are suitable for development with appropriate remediation.	To improve readability.	N/A
AM129	11.25, Page 102	It should be noted that whilst development should occur within the context **of** a comprehensive masterplan, this should not prevent the phased development of individual parcels of land from being brought forward in a timely manner. **The development potential of this site is directly linked to proposals for a Chesterfield to Staveley Regeneration Route (CSRR). This long-standing highway proposal was intended to follow the line of the then disused Chesterfield Canal, providing a link between the M1 and Chesterfield that avoids Staveley and Brimington. The rebirth of the Chesterfield Canal and the regeneration of the Staveley and Rother Valley Corridor now provide an opportunity to review this route and consider its value and potential alternatives.** **The proposed CSRR has been identified as a key infrastructure project in Derbyshire County Council's Local Transport Plan and the Sheffield City Region Infrastructure Investment Plan (SCRIIP) and w**~~W~~ork is underway on **its detailed design.** ~~the detailed design of the CSRR,~~**.** ~~which is also the subject of a bid to the Housing Investment Fund. If this bid is successful, this could see the first phases of the CSRR, from Rother Way to Bilby Lane, completed by the mid 2020's. Combined with remediation work required on the former St Gobain pipelines site and settling pond, and the need to deliver key infrastructure, development is likely to occur in phases. The Hall Lane end of the site in particular will not be possible to fully design until the final form of the HS2 IMD is known upon submission of the Hybrid Bill for HS2 phase 2 in early 2020. For these reasons, the~~	Supporting text rearranged to improve readability and avoid repetition.	

		~~housing and employment land proposed within the corridor are not currently included in the Local Plan's Housing and Employment land trajectories. However, if the council is successful in securing the HIF funding bid, this would not prevent housing coming forwards and would be reflected in a future Local Plan review.~~		
AM130	11.26, Page 102	~~The development potential of this site is directly linked to proposals for a Chesterfield to Staveley Regeneration Route (CSRR). This long standing highway proposal was intended to follow the line of the then disused Chesterfield Canal, providing a link between the M1 and Chesterfield that avoids Staveley and Brimington. The rebirth of the Chesterfield Canal and the regeneration of the Staveley and Rother Valley Corridor now provide an opportunity to review this route and consider its value and potential alternatives.~~ ~~The proposed CSRR has been identified as a key infrastructure project in Derbyshire County Council's Local Transport Plan and the Sheffield City Region Infrastructure Investment Plan (SCRIIP) and is currently the subject of a bid to the Housing Infrastructure Fund~~ A full business case for the CSRR and design leading to a planning application is currently being prepared by AECOM on behalf of Derbyshire County Council. **The CSRR is also currently the subject of a bid to the Large Local Majors Transport Programme**. **If this bid is successful, this could see the first phases of the CSRR, from Rother Way to Bilby Lane, completed by the mid 2020's.**	Supporting text rearranged to improve readability and avoid repetition.	N/A
AM131	11.27, Page 103	The site is identified as the preferred location for an Infrastructure Maintenance Depot (IMD) as part of the proposals for the eastern leg of HS2 phase 2b. A safeguarding direction for the IMD has been published and a revised boundary was consulted on by HS2 in July 2018. Work undertaken by Chesterfield Borough, Derbyshire County	Supporting text rearranged to improve readability and avoid repetition.	N/A

		and Chatsworth Settlement Trust in response to this demonstrated that the IMD proposal could be accommodated as part of regeneration proposals with minor changes to the proposed layout, although the revised layout present difficulties in terms of delivering an element of employment land within the corridor. The borough council, Derbyshire County Council and the landowners continue to work closely with HS2 to ensure that the corridor can deliver new jobs and the Chesterfield-Staveley Regeneration Route. The proposed IMD is located in the eastern most portion of the site, which is likely to be brought forwards as part of a later phase of development due to more complex ground conditions and ownership arrangements. ~~The proposed timescales of HS2 are therefore not expected to delay the delivery of the earlier, housing-led phases.~~ **Given the remediation work required on the former St Gobain pipelines site and settling pond, and the need to deliver key infrastructure, development on the Staveley and Rother Valley Corridor site is likely to occur in phases. It will not be possible to fully design the Hall Lane end of the site until the final form of the HS2 IMD is known, upon submission of the Hybrid Bill for HS2 phase 2. As such, the housing and employment land proposed within the corridor are not included until late on in the Local Plan's Housing and Employment land trajectories. However, if the council is successful in securing the Large Local Majors funding bid, this would not prevent housing coming forward at an earlier date and would be reflected in a future Local Plan review.**		
AM132	11.29, Page 108	However**,** due to the potential scale of development and landscape sensitivity it is essential that any development ~~be~~ **is** carefully planned through a masterplan**. This will** ~~to~~ ensure that the necessary infrastructure is delivered in a timely manner to ensure a sustainable community where residents have access on foot to day	To improve readability.	N/A

		to day shops, services and leisure space, and where development is integrated into the landscape and surrounding areas in a sensitive manner.		
AM133	11.30, Page 108	At the time of writing**, reserved matters** planning permission is in place for **299**~~300~~ dwellings on land to the west of Dunston Lane (**following the submission of the original outline application:** CHE/16/00016/OUT)~~,~~**.** ~~which will form~~ **This forms** the first phase of development with access to existing services in Dunston and at Littlemoor Local Centre. Later phases will need to make provision for a new local centre and to reserve a site for a new one form entry primary school, in the event that existing provision is not sufficient for later phases.	To provide factual updates and improve readability.	N/A
AM134	11.33, Page 109	**At present** ~~However~~ the Station area is currently characterised by under-utilised land~~,~~ **which is** predominantly used for surface car parking, and poor connections to the town, wider borough and region.	To improve readability.	N/A
AM135	11.35, Page 109	The area around Chesterfield Railway Station was identified in the Town Centre masterplan (May 2015) as a key character area for regeneration projects, and the route of a link road between Hollis Lane and Crow Lane has been reserved in the Local Plan since 2006. The Council has worked in partnership with both the **East Midlands (EM)** ~~EM~~ HS2 Growth Strategy Board and the Sheffield City Region Growth Programme Board~~s~~ to generate an understanding of the future needs of the station area. There is an agreement with **the Department for Transport** ~~**DfT**~~ and MHCLG that **the** work on Chesterfield and the northern Derbyshire HS2 Growth Zone will be supported by both LEPs. In the period November 2016 – to June 2017 work was undertaken using HS2 Growth Fund support from D2N2 LEP to examine how the Station and its access could be improved, alongside Derbyshire County Council and AECOM. In July 2017, A Concept Vision Document was published, and incorporated into the EM HS2 Growth Strategy "World Class - Locally Driven."	To improve readability.	N/A

AM136	11.37, Page 110	Key assets in the Station ~~Master Plan~~ **Masterplan** area require Safeguarding. A new road alignment joining Crow Lane and Hollis Lane will improve access to the station from the south ~~(~~and reduce traffic through Chesterfield Town Centre, see ~~policy~~ **policies** SS1 **and LP24**). There is also a need to ensure adequate land is safeguarded to allow for the development of an improved pedestrian bridge over the A61 to Corporation Street. The bridge would ideally be a statement piece of architecture and has been termed "Platform 4": arrival to the Town Centre. ~~Land has been also identified for and~~ **Options are being explored for: an** improved station forecourt, **m**~~M~~ulti-story car parks (to release development land), **improved** bus, taxi and cycling ~~use~~ **access**, limited leisure and retail use, connected to station use~~r~~s and an area of public realm.	To provide factual updates and improve readability of supporting text.	N/A

Appendices - Additional Modifications

Modification Reference	Paragraph / Page No.	Proposed Additional Modification	Reason for Change	Representation/ MIQ
AM137	Appendix A, Infrastructure Delivery, Pages 112-125	*NB: This IDP is an evolving document which will be updated **and made available on the Chesterfield Borough Council website** as more knowledge is obtained about infrastructure costs, funding and delivery.*	To improve clarity.	N/A
AM138	Appendix D, Committed Housing Scheme with Planning Permission, Pages 130-132	*TO BE REMOVED*	Appendix to be replaced by Trajectory (see main modifications).	N/A