CHESTERFIELD
BOROUGH COUNCIL



Local Plan Consultation Statement: Scoping Stage

November 2026

Contents

1 About the Consultation 4

Availability of Materials 4

Publicity of Consultation 5

Call for Sites 5

2 Response to Consultation: Local Plan Priorities 6

Creating Sustainable Places 6

Delivering Affordable and Adaptable Housing 8

Promoting Flood Resilience 10

Enhancing Green Infrastructure 11

Delivering Nature Recovery 13

Increasing Development Density 15

Improving Walking and Cycling 16

Enhancing Local Heritage 18

3 Response to Consultation: Local Plan Topic Areas 20

Achieving Sustainable Development 20

Delivery of New Homes 25

A Stronger and More Effective Economy 29

High Quality Communications 31

Planning for Energy and Water 32

Effective Use of Land 34

Green Belt 36

Well Designed Places 37

Promoting Sustainable Transport 39

Promoting Healthy Communities 41

Pollution, Public Protection and Security 44

Managing Flood Risk 45

Conservation and Recovery of the Natural Environment 47

4 Engagement in the Local Plan Making Process 51

Approach to engagement in the preparation of a new Local Plan 51

Core Barriers to Participation 52

Engagement in the Local Plan Making Process – Key issues with Officer Response 53

5 Further Comments regarding Topics and Priority Areas 55

Appendix A: Scoping Notification **57**

Appendix B: Press Release **59**

Appendix C – Example Social Media Posts **61**

1 About the Consultation

1.1 The Scoping Consultation sought early engagement in the plan-making process by seeking views from local residents and stakeholders about what the plan should contain, key issues for the borough and how future engagement should be carried out. It follows the Notice of Intention to Commence Preparation of the Chesterfield Borough Local Plan 2025 to 2044, issued on 20th May 2026. The council also issued a Call for Sites to run alongside the Scoping consultation.

1.2 The Scoping Consultation ran for 4 weeks from 15th June to the 12th of July. Mixed methods of engagement were used to ensure a broad range of feedback was obtained and ensure accessibility for all.

1.3 The Council will use the comments received to support discussion during forthcoming workshops on the emerging vision, objectives and scope of Local Plan policies.

1.4 All representations will inform the next stage of policy development, including the refinement of content and the commissioning or updating of evidence. Specific responses to comments and the key issues raised are set out at the end of each section of the Statement of Consultation, ensuring a clear link between the matters raised and how they will be taken forward.

Availability of Materials

1.5 All relevant material was made available for inspection electronically via the Council's planning policy pages of the website.[1] The website included downloadable copies of the consultation materials and a series of Frequently Asked Questions.

1.6 Consultation materials were also made available for inspection at Chesterfield Town Hall's Customer Service Centre during regular opening hours[2] and at the borough's libraries during their normal opening hours.

1.7 A digital survey permitting online responses suitable for both desktop and mobile devices was made available through the website and a digital Call for Sites platform permitting the submission of digital boundaries and site information was also made available.

1.8 In addition to the web survey and Call for Sites platform, PDF copies of all consultation and feedback materials made available on the Local Plan consultation web page. Alternate formats were made available upon request.

[1] https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/new-local-plan-2025-to-2044/
[2] https://www.chesterfield.gov.uk/contact-us

Publicity of Consultation

1.9 The Council's Strategic Planning team have developed a consultation database which includes all of the specific consultation bodies that have an interest in the preparation of the Local Plan as well as a wide range of other individuals, groups and stakeholders that have expressed an interest in planning policy matters.

1.10 Local Planning Authorities must invite certain bodies to make representations at each consultation stage. Regulation 2 of The Town and Country Planning (Local Planning) (England) Regulations 2026 sets out what general consultation bodies and specific consultation bodies are. Council officers ensured all relevant contacts are held on the contact database.

1.11 We contact those on the database throughout the process of preparing planning policy documents so that everyone has the opportunity to influence policies and proposals as they emerge. Depending on the contact's specified preference, the Council sent letters or emails to all database contacts (Appendix A). The Council also issued a press release (Appendix B) and the consultation was picked up by local press, including the Derbyshire Times[3], Destination Chesterfield and Place Midlands.

1.12 Social media messages advertising the Scoping consultation were shared via the Council's official Facebook (21,000 followers) and X (9,000 followers) pages in order to extend the reach of the consultation to a wider demographic. This included several posts and a video from the Cabinet member for planning, environment and climate change (which reached over 3,000 views). Example social media posts have been presented within Appendix C. The Local Plan Scoping consultation also featured within the June edition of 'Your Chesterfield' which has a reach of approximately 5,500 people.

Call for Sites

1.13 The preparation of a new Local Plan requires the Local Planning Authority to find, assess and allocate sites for development and other land uses. A total of 25 specific sites were put forward for development as part of the Call for Sites which ran alongside the Scoping consultation. Thirteen of the submitted sites were duplicates from a previous Call for Sites exercise. All of the sites will be assessed by the Strategic Planning team alongside other sources of land supply to see how well they fit with different strategy options for a new Local Plan. Details about the site assessment process and progress to date can be found on the council's webpage[4].

[3] https://www.derbyshiretimes.co.uk/news/people/have-your-say-on-local-plan-for-chesterfield-which-sets-out-where-homes-and-commercial-properties-will-be-built-and-how-many-8742582
[4] https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/local-plan-site-assessment/

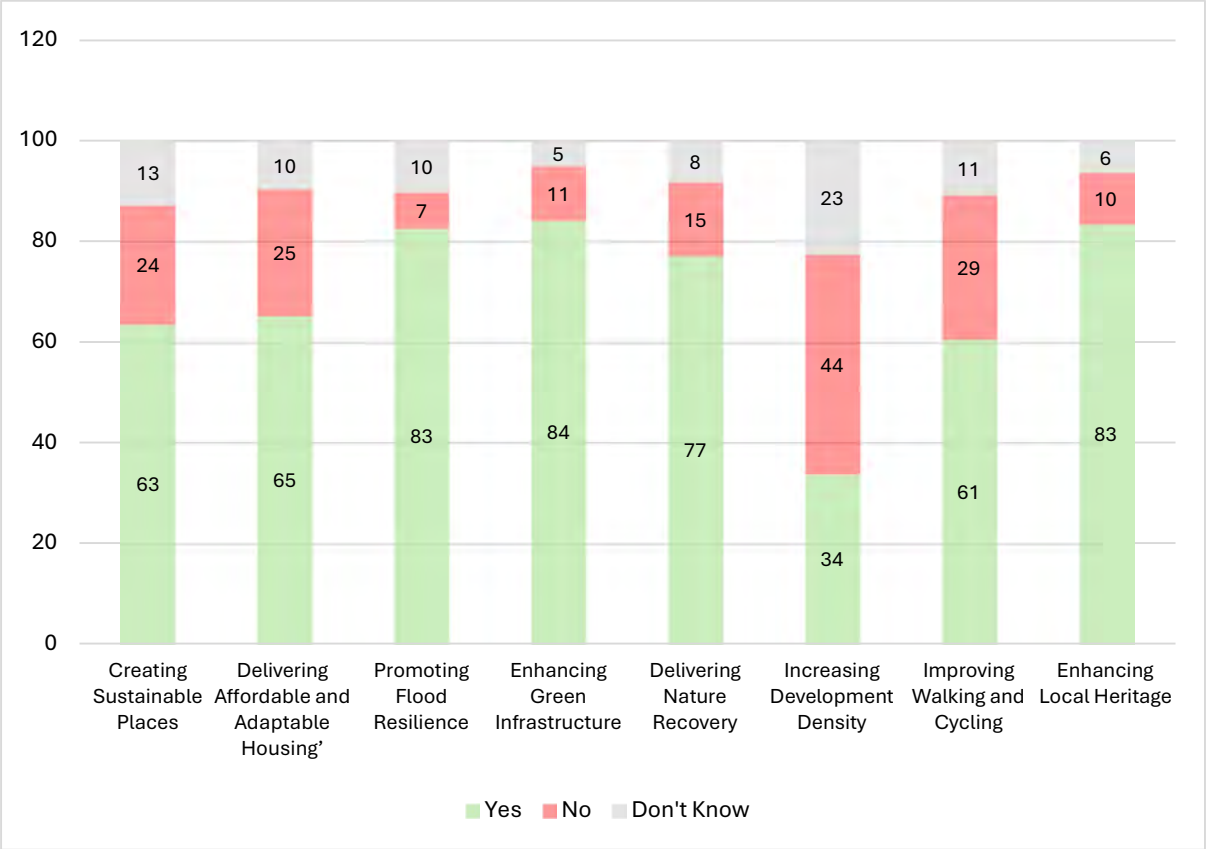
2 Response to Consultation: Local Plan Priorities

2.1 The council received 176 responses to the Scoping Consultation. In total 159 of the responses were submitted via the digital survey platform (Survey Monkey) with the remaining 17 submitted via email or post. Just over 90% of responses (139) were submitted by individuals rather than companies, groups or developers.

2.2 This report contains summaries of the scoping consultation responses, setting out:

- a summary of the feedback received in response to the consultation
- an explanation of how the council has considered the feedback from the consultation.

Agreement with Local Plan Priorities (Percentage of Respondents):



Creating Sustainable Places

2.3 The majority of respondents (63%) agreed that 'Creating Sustainable Places' should be a Local Plan priority, with 24% in disagreement, showing strong support for sustainable, well-connected communities.

2.4 Where respondents supported the principle of creating sustainable places, they highlighted the need for reliable, affordable public transport and inclusive active travel routes that accommodate equestrians, pedestrians and cyclists. Safe pedestrian footways, cycle routes and convenient access to services were also highlighted as priorities.

2.5 The need to prioritise brownfield land and avoid greenfield sites came out as a strong theme, with many expressing the view that the protection of farmland and habitats is essential for environmental resilience. The need to assess the availability and practicality of local facilities was highlighted with pressures on health services, schools, roads, and drainage systems cited. Some cited specific locations, such as Dunston and Inkersall where they believe infrastructure is already overstretched.

2.6 Responses also called for better bus services, functioning EV charging points, and street designs that prioritise safety, green infrastructure and community use. Design quality also featured strongly. Respondents raised the need for integrated layouts with good walking and cycling connections, access to services, and high environmental standards such as solar panels and energy efficient heating.

2.7 The majority of respondents who selected "no" (i.e. they did not support the priority of creating sustainable places) explained a preference to prioritise investment in existing communities and infrastructure, rather than creating additional places. They emphasised that key elements of sustainable living, such as cycle connectivity, safe walking routes, and accessible local services have not yet been fully delivered across the borough and therefore should be addressed before new communities are planned. Some respondents also referenced concerns about the "15-minute towns" concept.

2.8 Those in the development industry recognise the importance of 'creating sustainable places' as a key priority of the new Local Plan, consistent with the NPPF's focus on sustainable development and well designed communities. The role of strategic urban extensions is highlighted alongside an emphasis the locations "can be made" sustainable.

Key Issue / Comment	**Response**
Provision of public transport and active travel infrastructure	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new transport infrastructure. • We are engaging with Derbyshire County Council as Highways Authority and the East Midlands Combined County Authority (who are preparing the Local Transport Plan) to ensure our site allocations will be supported by adequate transport infrastructure. • We have commissioned expert consultants to model the transport impacts of the new Local

	Plan. This work will inform policies and site allocations.
Prioritising brownfield land	• The new Local Plan will follow the approach as set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on suitable previously developed land.
Impact on local facilities	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new social infrastructure. • We have written to infrastructure providers early in the plan process to identify any capacity issues.
Quality of design – places and homes	• The new Local Plan will follow the approach as set out in the National Planning Policy Framework 2026, and will promote high quality, healthy, inclusive and sustainable places. • The new Local Plan will set out clear design expectations, including where we will have design guides/codes and masterplans.
Making existing communities more sustainable before using greenfield land	• The new Local Plan will include policies that aim to make existing communities more sustainable. • Due to the mandatory housing requirement, it will be necessary to allocate additional land for new homes, and some of this will be greenfield.

Delivering Affordable and Adaptable Housing

2.9 The majority of respondents (66%) agreed that 'Delivering Affordable and Adaptable Housing' should be a Local Plan priority, with 25% in disagreement. Responses showed strong support for affordable, accessible and adaptable housing that priorities brownfield land, ensures infrastructure capacity and design standards that support an ageing population in place.

2.10 Those who did not support the priority expressed concern that too many recent planning permissions have resulted in flats and HMOs (Houses in multiple occupation), which they feel do not meet the needs of young families or contribute to a sense of community. There were repeated concerns about HMOs, highlighting issues relating to amenity, parking, neighbourhood stability and occupancy turnover, and calls for HMOs to be managed through a separate, dedicated local plan policy rather than being grouped with wider housing needs.

2.11 The need for additional facilities and services alongside new homes was a dominant theme in the responses. Respondents repeatedly highlighted pressures on doctors, schools, transport, policing and other essential infrastructure, arguing that these must be expanded before large housing developments are allocated.

2.12 There were calls for more social housing, including refurbished council properties and bungalows for older residents. Some respondents expressed frustration that recent developments have delivered mostly high priced homes, with limited provision for those on lower incomes or for people with disabilities.

2.13 Development industry and land agent representations emphasised support for delivering mixed-tenure, adaptable homes, but stressed that this must be underpinned by plan wide viability testing and flexible policy requirements for site specific circumstances. They highlighted that rising build costs and fluctuating government funding directly affect the deliverability of affordable housing, meaning policies must remain responsive to changing market conditions.

2.14 The integration of accessible and adaptable design principles was encouraged, provided that requirements remain proportionate and viable. Representations also argued that the Local Plan should align closely with national policy and maintain a viability led approach to affordable housing contributions. Development industry and land agent representations were keen to avoid local energy or carbon standards that exceed Building Regulations or the Future Homes Standard. It is believed that divergence could delay housing delivery and undermine wider environmental objectives.

Key Issue / Comment	**Response**
Support for affordable, accessible and adaptable housing	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 and set requirements for the type and mix of affordable housing, and accessible homes. • We have a Local Housing Needs Assessment (LHNA) which will inform the requirements. • The LHNA identifies a need for accessible housing in excess of the minimum 40% required under the NPPF.
Impact of flats and Houses in Multiple Occupation	• Monitoring has shown that a high number of HMOs could be a local issue that may require a policy in the new Local Plan. This will be considered further as the plan progresses.
Impact on local facilities	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new social infrastructure.

	• We have written to infrastructure providers early in the plan process to identify any capacity issues.
Need for social housing	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 and plan for an appropriate mix of accommodation for the local community. • The new Local Plan will set requirements for the type and mix of affordable housing including the minimum proportion of Social Rent. • We have a Local Housing Needs Assessment which will inform the requirements.
Importance of viability testing	• We have commissioned independent consultants to undertake a viability test of the new Local Plan to ensure development is viable when taking account of any policy requirements.

Promoting Flood Resilience

2.15 The majority of respondents (83%) agreed that 'Promoting Flood Resilience' should be a Local Plan priority, with 7% in disagreement, showing strong support for flood resilience as a core priority in light of extreme weather events and repeated flooding across the borough.

2.16 Respondents stressed that new development must avoid flood plains and areas with known flood risk, and that natural drainage systems, wetlands and overspill areas should be created and expanded in areas adjacent to watercourses such as the Hipper. Several respondents highlighted the importance of maintaining porous surfaces around homes to reduce runoff and prevent localised flooding.

2.17 Sustainable drainage systems (SuDS) were widely supported, but respondents stressed that they must be robust, inspected, and maintained long-term. Several noted that SuDS are often promised but not always delivered effectively, and called for mandatory standards, regular checks and clear accountability for their performance.

2.18 Development industry and land agent representations emphasise that flood risk should be managed in line with national policy and that sustainable drainage standards are best set nationally, with the Local Plan focusing on identifying appropriate locations for development. They highlighted that any SuDS requirements must remain proportionate, aligned with national guidance and should not unnecessarily restrict development opportunities.

Key Issue / Comment	Response
Strong support for flood resilience	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 when allocating land for development. • We have a Strategic Flood Risk Assessment which will inform any policy requirements and site allocations.
Creation of natural drainage	• We know that flooding is a significant local issue and the new Local Plan may need to safeguard land for natural flood management. This will be considered further as the plan progresses.
Quality and management of SuDS	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which requires SuDS to be designed in accordance with the National Standards for Sustainable Drainage Systems and have maintenance arrangements in place. • We know that flooding is a significant local issue and we may need to consider SuDS in minor developments. This will be investigated further as the plan progresses.

Enhancing Green Infrastructure

2.19 The majority of respondents (84%) agreed that 'Enhancing Green Infrastructure' should be a Local Plan priority, with 11% in disagreement.

2.20 Responses expressed a desire for easy to use, multi-user green infrastructure and active travel routes which cater to cyclists/wheelers, pedestrians and equestrian users. The creation and upgrade of existing paths and bridleways and multi-user crossings was referenced alongside the need to ensure that any green spaces are designed to reduce the risk of anti-social behaviour and address the safety of lone users. Initiatives such as increasing and protecting tree canopy in urban areas and access to green spaces within 15 minutes were also highlighted as having the potential to improve public health and wellbeing.

2.21 The multiple benefits of providing green infrastructure within communities and in new developments were emphasised by respondents highlighting the importance of natural spaces for wellbeing, wildlife and the overall look and feel of a place. A recurring theme is the need to safeguard wildlife habitats, farmland for food security, and the character of borough's green spaces, with many stating that development on greenfield land signifies that meaningful green infrastructure enhancements cannot be achieved.

2.22 The need to focus on strengthening, connecting and enhancing natural spaces for public benefit was highlighted with calls to ensure that green infrastructure is accessible to the public.

2.23 Where respondents disagreed with green infrastructure as a priority this largely related to concerns that it often formed part of new housing developments built of greenfield land. There are also some objections to the principle of green spaces within new developments being funded through service charges to residents.

2.24 Development industry and land agent responses support the alignment of the Local Plan with national policy on undeveloped land and greenspaces. They emphasise that green infrastructure priorities must be based on robust evidence, balanced against other plan objectives and not rely uncritically on documents such as *A Plan for Nature 2024* which is thought to contain mapping errors and conflicts with established regeneration proposals (e.g. Staveley Works).

Key Issue / Comment	**Response**
Providing multi-user green spaces	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 and seek a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. We will also seek to create public spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls.
Safeguarding habitats and farm land	• In line with the NPPF, when allocating land for development the new Local Plan will avoid the use of higher quality agricultural land where land of poorer quality is available and suitable. • We will use the Local Nature Recovery Strategy and Chesterfield Plan for Nature as the plan progresses to safeguard and enhance the natural environment through policies and site assessment.
Enhancing and connecting green spaces	• Requirements/policies on green infrastructure in the new Local Plan will be informed by the Local Nature Recovery Strategy and Chesterfield Plan for Nature.
Green infrastructure does not compensate for development of green fields	• Due to the mandatory housing requirement, it will be necessary to allocate additional land for new homes, and some of this will be greenfield.

	• Regardless of whether new development is on previously developed or greenfield land, the new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 and seek a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality.
Management/funding of green spaces	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which requires that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.
Evidence on green infrastructure requirements	• Requirements/policies on green infrastructure in the new Local Plan will be justified by robust evidence including the Local Nature Recovery Strategy and Chesterfield Plan for Nature. • As the plan progresses, we will consider whether the national standards (Natural England Green Infrastructure Standards for England) are appropriate for our area or whether we need local standards.

Delivering Nature Recovery

2.25 The majority of respondents (77%) agreed that 'Delivering Nature Recovery' should be a Local Plan priority, with 15% in disagreement. Overall, responses show strong support for protecting and enhancing habitat networks, green spaces and wildlife, with many respondents expressing concern that current local and national policies and development management decisions undermine this priority.

2.26 The role of existing public parks and open spaces, opportunities to open up rivers and the canal network are highlighted as well as opportunities to secure enhancements through new development proposals. The importance of small scale measures such as hedgehog highways and bird/ bat roosting opportunities are emphasised.

2.27 Many respondents emphasised the need to prioritise brownfield development and re-use empty buildings so that nature recovery can be delivered. There is concern that the loss of greenfield sites is being justified through BNG (Biodiversity Net Gain) calculations and the use of off-site units outside of the borough, with nature delivery on new development sites simply being a tick box exercise. Some respondents highlighted

that many greenfield / undeveloped sites would contribute to nature recovery regardless if left undisturbed.

2.28 Housebuilders and land agents support nature recovery and the role of Derbyshire's LNRS but stress that its application must not unduly constrain development. They highlight the viability issues that BNG requirements can create, including the increased burden on sites with areas of low quality grassland and open mosaic habitat. They referenced the PPG which discourages LPAs from setting a BNG percentage in excess of 10%, citing that nature recovery aspirations should not to be the detriment of providing sustainable future housing growth to meet the local housing need. The potential role of the Local Plan in signposting developers to BNG units (such as the canal for watercourse units) was highlighted by one respondent.

2.29 One agent highlighted that the evidence used must be robust and reliable, particularly "*A Plan for Nature 2024"* which is perceived to contain mapping errors and conflicts with long-standing regeneration proposals.

2.30 Respondents in disagreement with the priority of delivering nature recovery highlight the importance of avoiding unsafe overgrown areas, (particularly on road verges), ensuring that nature recovery does not impede urban regeneration or compromise existing capacity in sports facilities and playing fields. Some landowners and developers' express willingness to contribute to nature recovery where policies are reasonable and aligned with national guidance.

Key Issue / Comment	**Response**
Strong support for protecting and enhancing habitat networks, green spaces and wildlife	• We will use the Local Nature Recovery Strategy and Chesterfield Plan for Nature as the plan progresses to safeguard and enhance the natural environment through policies and site assessment.
Importance of small scale measures	• The Local Plan will address small scale measures to support biodiversity.
Prioritise brownfield development and re-use empty buildings	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land, and utilise land of least environmental value. • Some previously developed land has high ecological value. The Local Plan will use the Local Nature Recovery Strategy and Chesterfield Plan for Nature to inform site allocations.

Nature recovery should not constrain development	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, will utilise land of least environmental value. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies will be taken into account as opportunities to integrate development with environmental restoration but will not necessarily preclude the allocation of land for development.
BNG requirements impact on development viability	• We have commissioned expert consultants to do a viability test of the new Local Plan which will ensure development is viable when taking account of any policy requirements.

Increasing Development Density

2.31 In total, 34% of respondents believe that ''increasing development density' should be a key priority for the new Local Plan, with 29% in disagreement. Where respondents agreed with the priority, the sustainability benefits of increasing the number of residents in close proximity to local amenities, facilities and public transit routes was emphasised. The benefits of efficient land use and the protection of green spaces was also a core theme. A site dependent approach was encouraged by some which takes into account the characteristics of the surrounding area and other needs such as adaptable housing and homes for families. To be reflective of local character, provide suitable green infrastructure, good street scene designs, meet highways design guide and parking standards, housing schemes may not be able to meet overly ambitious densities, and policy must be adaptable to reflect this.

2.32 It was clear through the responses that there is a preference to prioritise brownfield land and the re-use of derelict / empty buildings before utilising greenfield land for new development, and that design quality and infrastructure provision are crucial to creating liveable schemes.

2.33 Some respondents highlighted the negative consequences of increasing development density which include occupier amenity, noise pollution, overcrowing, pressure on infrastructure and increases to the number of road accidents. There are concerns that designing small housing with minimal gardens and community green spaces would have a detrimental impact on residential amenity and create friction within the community. One respondent questioned whether higher densities are required given that the Census data shows a minimal change in population over the last decade.

2.34 Developer and land agent representations support national policy on making efficient use of land but stress that any local density policies must be evidence based, flexible, and mindful of how SuDS and mandatory BNG requirements can reduce achievable densities. They argue that setting a blanket minimum of 40 dwellings per hectare would

be inappropriate, as densities should reflect site-specific character, market expectations, and opportunities for development of higher densities where designed well.

Key Issue / Comment	Response
Higher densities in close proximity to local facilities and public transport	• In line with the NPPF the Local Plan will include minimum density standards for town centre locations with high connectivity, and will consider density standards for other locations as the plan progresses.
Density policies must be flexible and reflect site-specific	• In line with the NPPF, in considering the potential to increase densities, we will take into account the existing character of an area.
Prioritise previously developed land and re-use empty buildings	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land.
Impact of high densities on amenity	• We will consider whether to require Nationally Described Space Standards as the plan progresses.

Improving Walking and Cycling

2.35 The majority of respondents (61%) agreed that 'Improving Walking and Cycling' should be a Local Plan priority, with 45% in disagreement. Respondents acknowledged that enhanced active travel routes are supportive for sustainable growth, healthier communities and overall compliance with the direction of national planning policy.

2.36 Many respondents agreed with infrastructure and improvements that support walking and walkable communities that are within easy reach of shops and amenities. The importance of establishing a network of good quality, attractive and multi-user (to include equestrian) active travel routes was emphasised. Some highlighted that developments should be viewed positively if they are able to connect and improve the use of existing cycle and pedestrian green infrastructure networks. The physical barriers of active travel were highlighted, including weather, health and fitness and the practicalities of carrying goods.

2.37 A major theme is frustration with existing cycling schemes (such as the Chatsworth Road route) which is cited as an example of poor planning, congestion, and negligible usage. There is strong resistance to cycling infrastructure that reduces road capacity and impacts on the passage of emergency vehicles or parking.

2.38 Some respondents called for more investment in public transport within the borough, including the need for a bus station and reliable bus services. Some however questioned whether investment would make a tangible difference to levels of car dependency given that it is widespread and unlikely to decline significantly. They emphasise that walkable neighbourhoods can only be realised if the development of brownfield land in accessible locations is prioritised.

2.39 Developer and land agent representations support a vision-led approach that prioritises walking, cycling and public transport, while recognising that active travel measures must remain proportionate, evidence based and viable. They also stress that new development alone cannot fund wider infrastructure improvements and effect wider behavioural change.

Key Issue / Comment	**Response**
Active travel is important for sustainable growth	• In line with the NPPF the Local Plan will include policies which help to create high quality, clear and legible pedestrian and cycle routes, and make transport considerations integral to the design of development, including segregated cycle facilities. • We will consider whether the Strategic Cycle Network should have a policy as the plan progresses. • We have commissioned independent consultants to model the transport impacts of the new Local Plan. This work will inform policies and site allocations.
Physical barriers to active travel	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which seeks to ensure that streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for those with limited mobility). This includes meeting the needs of disabled people, older people and children in relation to all modes of transport.
Cycle infrastructure to be off-road	• In line with the NPPF the Local Plan will include policies which help to create high quality, clear and legible pedestrian and cycle routes, and make transport considerations integral to the

	design of development, including segregated cycle facilities. • We will consider whether the Strategic Cycle Network should have a policy as the plan progresses.
Investment in public transport and funding of infrastructure	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new transport infrastructure. • We are engaging with Derbyshire County Council as Highways Authority and the East Midlands Combined Counties Authority (who are preparing the Local Transport Plan) to ensure our site allocations will be supported by adequate transport infrastructure. • We have commissioned independent consultants to model the transport impacts of the new Local Plan. This work will inform policies and site allocations.
Prioritising previously developed land encourages walkable neighbourhoods	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land.

Enhancing Local Heritage

2.40 The majority of respondents (83%) agreed that 'Enhancing Local Heritage' should be a Local Plan priority, with 10% in disagreement. Respondents strongly recognise the importance of preserving Chesterfield's historic environment, but some emphasise that heritage protection must be balanced against contemporary health, environmental and social needs. The re-use and regeneration of historic buildings for housing receives consistent support, with references to the cultural and economic value of restoring buildings.

2.41 Some also highlight the need to consider heritage conservation alongside biodiversity protection and access to green space, ensuring that both the historic and natural environment are preserved for future generations. Respondents believe that historic footpaths, rivers and countryside contribute to local identity within the borough and express concern that development pressures will lead to a loss of identity for some of the borough's villages.

2.42 There is frustration that too many properties have been left vacant within the borough and that iconic buildings (such as Chesterfield Hotel and the Old Court House) have been demolished, undermining the borough's commitment to conservation.

2.43 Land agent representations indicate that heritage can support place-making, but decisions about retaining locally interesting buildings must be based on clear evidence of genuine heritage significance rather than purely local interest. They emphasise that retention should be balanced against the benefits of redevelopment, with viability and long-term self-funding potential forming part of that judgement.

Key Issue / Comment	Response
Preserving the historic environment	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will conserve and enhance the historic environment. • As the plan progresses potential site allocations will be subject to Heritage Impact Assessment.
Re-use of historic buildings	• The Local Plan will support the re-use of historic buildings in line with policies in the NPPF.
Protecting the historic natural environment	• We have commissioned independent consultants to undertake an assessment of landscape which will include historic landscape considerations. This evidence will inform the policies and site allocations in the new local plan.
Need to balance preservation with other needs	• Whilst more of an issue for individual planning applications, the local plan will consider development and other needs as well as Heritage Impact Assessments when allocating sites.
Demolition of historic buildings	• Although the local plan cannot provide additional protection than already exists within the legislation, we are currently working with Derbyshire Historic Buildings Trust on the listed buildings at risk within the borough. As part of this review Derbyshire Historic Buildings Trust have done engagement work to encourage nominations for updates of the Local List. The update of the Local List is within the Conservation team programme.
Local List buildings need heritage significance	• The update of the Local List is within the Conservation team programme, and there will be public consultation on this in due course.

3 Response to Consultation: Local Plan Topic Areas

Achieving Sustainable Development

3.1 Local issues which respondents feel should be addressed within the topic area "Achieving Sustainable Development":

- Meeting housing needs in full, using a positively prepared spatial strategy aligned with the NPPF and using minimum need as starting point. Wider factors such as affordability, economic growth, labour force needs and unmet neighbouring needs must also be considered.
- Definitions of what sustainable development means in the local context of Chesterfield borough.
- Directing growth to locations that are accessible, well-served by existing or planned infrastructure, close to jobs and services and capable of supporting healthy, inclusive and low carbon living.
- The prioritisation of brownfield land for development, including the re-use of vacant buildings (voids and unoccupied properties) and growth within existing settlements. Many respondents seek the protection of existing greenfield sites, landscapes and the green belt (particularly those sites which include or border land of high environmental value). Land agents and those in the development industry state that a mix of greenfield and brownfield allocations will be needed.
- Ensuring sustainable development through the continued maintenance of strategic gaps and green wedges and the settlement patterns they preserve. Some respondents perceive that certain places are overburdened with development, having already seen significant growth. In contrast those in the development industry are keen to see the allocation of additional land for residential growth, including any land that does not serve the purposes of the green belt and land within Strategic Gaps and Green Wedges.
- Sustainable rural which includes the allocation of sites in villages, recognising service clusters across multiple settlements and the needs of SME developers.
- Ensuring an approach to green infrastructure which supports accessibility for walkers, cyclists and equestrians, biodiversity and food production.
- The provision of homes suitable for first time buyers, good quality council and social housing and accessible and adaptable housing.
- The provision of social infrastructure, sports facilities and amenities alongside new development – there is concern that services such as schools, doctors and dentists are already at capacity or severely limited in some areas (e.g. Barrow Hill).
- Policy that addresses the significant coal mining history, including coal mining features at surface and shallow depth which pose a potential risk to surface stability.
- The revitalisation of the town centre and its gateways, support for small businesses and opportunities to increase tourism which makes the most of the borough's heritage.

- Policy that ensures flood prevention.
- Use of sustainable energy sources and minimum requirements that developers must adhere to.
- The delivery of key infrastructure, including the Chesterfield-Staveley Regeneration Route, which would support sustainable development.

Key Issue / Comment	**Response**
Meeting housing needs	• The Local Plan will allocate sufficient sites to meet the mandatory housing figure. We have a Local Housing Needs Assessment (LHNA) prepared by expert consultants which takes into account wider factors.
What sustainable development means for Chesterfield	• As part of the content and evidence consultation we will set out our draft vision and objectives along with high level spatial strategy options. This will illustrate what the local plan considers to be sustainable development.
Directing growth to accessible locations	• As part of the content and evidence consultation we will set out our high-level spatial strategy options. All site options will be informed by the governments Connectivity tool.
Prioritising brownfield land	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land. • Due to the mandatory housing requirement, it will be necessary to allocate additional land for new homes, and some of this will be greenfield.
Maintaining strategic gaps and green wedges	• Due to the mandatory housing requirement, it will be necessary to allocate additional land for new homes, and some of this will be greenfield. • We have commissioned expert consultants to do an assessment of landscape character and Strategic Gaps/Green Wedges which will inform the policies and site allocations in the new local plan.
Sustainable rural development	• As part of the content and evidence consultation we will set out our high-level spatial strategy options. In line with the NPPF we will plan for a diverse mix of sites to include small sites and sites which support and enhance the vitality of

	rural communities.
Mutli-functional green infrastructure	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 and seek a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. • We will use the Local Nature Recovery Strategy and Chesterfield Plan for Nature as the plan progresses to inform policies relating to green infrastructure.
Providing homes for different groups	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 and set requirements for the type and mix of affordable housing, and accessible homes. • We have a Local Housing Needs Assessment (LHNA) prepared by independent consultants which will inform the requirements.
Provision of social infrastructure	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new social infrastructure. • We have written to infrastructure providers early in the plan process to identify any capacity issues.
Addressing coal mining history	• The local plan will follow the approach in the NPPF to ensure new development is safe. Ground constraints will be identified as part of site assessment and as part of planning applications.
Revitalisation of town centre	• The plan will need to be informed by strategies for the town centres in the area to ensure that the full range of potential needs and opportunities for development is considered. • The Chesterfield Town Centre Masterplan sets out a strategic overview for the town centre, helps determine community goals and aspirations and is a development framework that guides future development opportunities. • The Staveley Vision Masterplan is intended to guide regeneration and development of the town centre over a ten-year period.

Flood prevention	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 when allocating land for development. • We have a Strategic Flood Risk Assessment prepared by expert consultants which will inform any policy requirements and site allocations.
Sustainable energy	• We will consider whether the local plan should have a policy to require energy efficiency standards in excess of mandatory Building Regulations.
Delivery of key infrastructure	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new infrastructure. • Delivery of infrastructure is often beyond the control/responsibility of the local planning authority.

Climate change mitigation and supporting a transition to net zero

3.2 Local issues which should be addressed within the topic area "Climate change mitigation and supporting a transition to net zero":

- Policy should support the protection and expansion of habitats within the borough including the protection of agricultural land and designation of new woodland areas.
- Policy should embed climate mitigation and renewable energy, informed by the Derbyshire Spatial Energy Study (2022).
- Resilience to climate change should be increased by harnessing natural processes such as natural flood management techniques to increase flood resilience and tree-lined streets to promote urban cooling. Protecting and enhancing natural habitats should be central to climate resilience, as these areas help manage flood risk, support biodiversity and mitigate the effects of extreme weather.
- Requirements for developers to adhere to the future home standard and specifications relating to insulation, air source heat pumps, energy efficiency, EV charging and rooftop solar energy. Those in the development industry state that local policies should not duplicate or exceed national regulatory regimes (such as Building Regulations and the Future Homes Standard), as this risks higher costs, uncertainty and reduced development viability.
- Policy should support the provision of a functional road network which minimises levels of standing traffic.
- Policy should maximise the reuse of existing older buildings, prioritising the decarbonisation of existing properties through fabric upgrades.

- The level of public transport provision should be improved within the borough (particularly within areas such as Barrow Hill) and reduce carbon emissions by lowering reliance on private car travel.
- Policy should support the development of brownfield land such as the former Staveley Works and land within existing settlements, supported by sustainable transport and renewable energy measures. It should protect greenfield sites which act as vital carbon sinks.
- A significant number of respondents questioned the extent of the climate emergency and called for efforts to secure net zero to be scrapped citing concerns over costs.
- Policy should support replacing carbon-poor modern buildings where justified.
- Renewable energy policies should be based on proportionate evidence, including impacts on the historic environment.

Key Issue / Comment	**Response**
Protection and expansion of habitats	We will use the Local Nature Recovery Strategy and Chesterfield Plan for Nature as the plan progresses to safeguard and enhance the natural environment through policies and site assessment.
Protection of agricultural land	In line with the NPPF, when allocating land for development the new Local Plan will avoid the use of higher quality agricultural land where land of poorer quality is available.
Climate mitigation and renewable energy	The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026
Increasing resilience to climate change	The new Local Plan will follow the approach as set out in the National Planning Policy Framework 2026. We will consider whether the local plan should have a policy to require energy efficiency standards in excess of mandatory Building Regulations
Sustainable energy	We will consider whether the local plan should have a policy to require energy efficiency standards in excess of mandatory Building Regulations.
Reducing traffic congestion	We have commissioned independent consultants to model the transport impacts of the new Local Plan. This work will inform policies and site allocations.
Maximise reuse of existing buildings	The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land.
Improve public transport	The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new transport infrastructure.

	We are engaging with Derbyshire County Council as Highways Authority and the East Midlands Combined County Authority (who are preparing the Local Transport Plan) to ensure our site allocations will be supported by adequate transport infrastructure. We have commissioned independent consultants to model the transport impacts of the new Local Plan. This work will inform policies and site allocations.
Prioritising brownfield land	The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land. Due to the mandatory housing requirement, it will be necessary to allocate additional land for new homes, and some of this will be greenfield.
Rejection of net zero	CBC has committed to supporting the wider borough to reach net zero emissions by 2050, as outlined in its Climate Change Delivery Plan for 2026 to 2028. The NPPF permits standards which go beyond the current or proposed Building Regulations where there is a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. The Local Plan will seek to set out an energy hierarchy. We will consider whether the local plan should have a policy to require energy efficiency standards in excess of mandatory Building Regulations.
Support replacing carbon-poor modern buildings	We will consider whether the local plan should have a policy to require energy efficiency standards in excess of mandatory Building Regulations. This would apply to replacement buildings.
Renewable energy policies to be evidenced	The policies and site allocations in the local plan will be informed by the Derbyshire Spatial Energy Study

Delivery of New Homes

3.3 Local issues which should be addressed within the topic area “Delivery of new homes”:

- The Local Plan should see an appropriate and realistic number of houses are planned to be delivered in the plan period.
- Housing delivery should be well distributed throughout the plan period and not rely solely on larger housing schemes to meet the housing requirement. There is a need to allocate small sites to boost delivery early in the plan period.
- Housing requirements for different groups should be informed by the Chesterfield and Bolsover Local Housing Needs Assessment 2025. Any cross boundary issues which need to be considered by the respective councils.
- It is highlighted that the Census data shows Chesterfield's population to be in decline which is at odds with a priority around the delivery of new homes.
- There is a strong preference that the plan should prioritise development on brownfield sites alongside the re-use of vacant buildings to facilitate the protection of the borough's green corridors, green wedges, strategic gaps and green belt land.
- The role of the plan in addressing the need for affordable housing including social housing and council housing is emphasised by many.
- There is a desire for a balanced housing mix, including family homes, smaller units, shared housing, and varied garden sizes. There is some interest in alternative models like container homes, communal self-build plots, co-ops, and residential moorings.
- Future provision should include affordable, accessible, adaptable, specialist, retirement and family housing to meet diverse community needs.
- Respondents are keen to see homes are built to M4(2) standards to ensure suitability for most residents. Developers are clear that any M4(3) housing requirements are viability tested as these have additional costs beyond providing units to M4(2) standard.
- Strong support for energy efficient design and calls for solar panels on all new homes, and solar farms only on car parks rather than on agricultural land.
- There is some support for town centre living, conversions, and higher-density urban options. Some respondents are concerned about the impact of HMOs and would like to see a bespoke policy approach.
- Supportive perspectives on traveller sites emphasise legal need, reducing trespass, and improving management of existing sites. However, some responses express concern regarding community impacts.
- Ensuring the quality and design of new homes is frequently cited as a priority.
- Many consider that new housing developments can place unsustainable pressure on public services, roads and green spaces, and should not be pursued without clear evidence of local need and supporting infrastructure. Policy should address service provision and ensure that there is sufficient infrastructure to support new development from the outset. There is a preference for homes located near services and employment to support sustainable travel.
- Some respondents from the development industry argue that the Local Plan target should be more ambitious, reflecting economic growth and labour needs. A Green Belt review should be undertaken to identify Green Belt parcels that do not meet NPPF purposes.

- The Plan should not seek to re-allocate existing housing allocations which have experienced significant delays in the build out.

Key Issue / Comment	Response
Meeting housing needs throughout the plan period.	• The council must meet the housing need identified through the Standard Method, even though this would provide for more homes than Census data and household growth projections would indicate. Use of the Standard Method is a requirement of National Planning Policy Framework (2026). The Local Housing Needs Assessment considers additional factors such as employment forecasting. • We will seek to allocate sites that ensure delivery can be sustained throughout the plan period to ensure that the council has a supply of deliverable housing sites sufficient for five years measured at the time the Plan is adopted. • The types of sites required and homes to be delivered will be informed by the Chesterfield and Bolsover Local Housing Needs Assessment 2025.
Prioritisation of brownfield sites.	• The new Local Plan will follow the approach as set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land. • Due to the mandatory housing requirement, it will be necessary to allocate additional land for new homes, and some of this will be greenfield.
Provision of homes for different groups and of different tenures.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 and set requirements for the type and mix of affordable housing, and accessible homes. • We have a Local Housing Needs Assessment (LHNA) prepared by independent consultants which will inform the requirements.
Provision for traveller sites.	• The Gypsy and Traveller Accommodation Assessment (GTAA) shows that there is a need for Transit Sites in the North Derbyshire area. It is likely that the Local Plan will contain criteria that can be applied to any proposals for Transit sites that come forward (where they do not sit within Permitted Development rules). • We are working with neighbouring authorities to understand the number of pitches coming

	forward through the planning process and overall supply of sites.
Sustainability measures to be provided on homes.	• The NPPF (2026) requires that standards that go beyond the current or proposed Building Regulations have a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. • We are keen to introduce higher standards for energy efficiency and require use of renewable or low carbon energy for new residential and commercial development, where viability permits.
Support for good quality design and living conditions.	• The NPPF (2026) requires Local Plans to set clear design expectations and state when a design review is necessary. Development proposals will be expected to meet the key principles for • We will consider whether to require Nationally Described Space Standards as the plan progresses. • Monitoring has shown that a high number of HMOs could be a local issue that may require a policy in the new Local Plan. This will be considered further as the plan progresses.
Pressure on public services and supporting infrastructure.	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new social infrastructure. • We have written to infrastructure providers early in the plan process to identify any capacity issues.
The provision of accessible homes to support ageing in place.	• The NPPF allows Local Plans to set Accessibility standards, for M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings). • NPPF Policy HO5 says development plan policies should ensure that no less than 40% of homes on major developments are delivered to M4(2). • We are considering what an appropriate standard looks like for Chesterfield using evidence from the Local Housing Needs Assessment.

A Stronger and More Effective Economy

3.4 Local issues which respondents feel should be addressed within the topic area "A stronger and more effective economy":

- The is strong support for policies that support the vitality of centres including active upper floor uses such as housing, temporary 'pop-up' uses and the re-use of vacant or underused sites. The importance of promoting the right housing mix (including quality 'desirable' homes) and other complementary uses was also recognised.
- The need for a 'vision' for the town centre is highlighted.
- There is a recognition among several participants that nature recovery, urban greening and habitat enhancement can contribute towards the 'green economy' and character of centres.
- A high proportion of the comments referenced the expense of parking within Chesterfield, with residents minded that free / subsidised parking will enhance vitality. There is also recognition that car parks need to be maintained in the right places, such as close to the station.
- Reducing retail rents to encourage occupancy rates and attract small independent businesses was also a recurring them alongside the need for a focus on leisure and recreation uses.
- The provision of quality cycle routes and bus services were common themes with the extension of cycle infrastructure from Chatsworth Road and improved cycle lanes referenced.
- The importance of supporting footfall through events and ancillary activities through the continuation of events such as those following the 'Revitalising the Heart of Chesterfield' and Staveley marketplace work was highlighted repeatedly.
- Support for encouraging affordable creative workspace, incubation space and flexible hub environments that support freelancers, start-ups, microbusinesses and growing SME was referenced given their role in role in placemaking by bringing activity into town centres, increasing footfall, supporting independent businesses and contributing to a distinctive local identity.
- The Local Plan should assess the town centre's viable shopping area with some areas such as Cavendish Street, Holywell Street, Stephenson Place, considered by some to be of generally poor quality or vacant. There may be need for a policy which seeks to concentrate retail with other areas could then be considered for residential/leisure mix.
- The need to address safety and anti-social behaviour was highlighted.
- Responses identify that additional logistics parks are necessary to meet modern needs and support a growing working age population.
- Those in the development industry caution against requiring BREEAM or standards above building regulations, noting viability challenges.

Key Issue / Comment	Response
Measures to support the vitality of centres.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which seeks to promote the long-term vitality and viability of town centres. • The Local Plan will seek to support temporary uses to make effective use of land and will support residential development where it would not undermine the vitality and viability of a centre. • The programme of events and car parking fees are outside of the scope of the Local Plan. Creative hub and flexible workplace environments would be supported as part of an appropriate mix of uses within the town centre.
The need to develop a town centre vision.	• The plan will need to be informed by strategies for the town centres in the area to ensure that the full range of potential needs and opportunities for development is considered. • The Chesterfield Town Centre Masterplan sets out a strategic overview for the town centre, helps determine community goals and aspirations and is a development framework that guides future development opportunities. • The Staveley Vision Masterplan is intended to guide regeneration and development of the town centre over a ten-year period. • The Local Plan will seek to set policies for Chesterfield Town and Staveley Town Centre.
Nature recovery, urban greening and the green economy.	• Economic growth cannot be achieved without a thriving natural environment. The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which seeks to promote nature recovery, including within urban spaces. • We will look to incorporate Natural England's standards on accessible green space and urban greening factor within the new Local Plan.
The need for active travel and sustainable transport.	• In line with the NPPF the Local Plan will include policies which help to create high quality, clear and legible pedestrian and cycle routes, and make transport considerations integral to the design of development, including segregated cycle facilities.

	• We will consider whether the Strategic Cycle Network should have a policy as the plan progresses.
The town centre retail area should be concentrated / amended.	• As the plan progresses, we will be defining our primary shopping areas. This will take the Chesterfield Town Centre Masterplan into account and any available monitoring data on vacancies held by the council's economic development team.
There is a need to address safety and anti-social behaviour.	• The new Local Plan will follow the approach set out within the National Planning Policy Framework (2026) with regards to maintaining public safety and security. • The Local Plan will identify locations where hazards may influence allocation/development including town centres and other locations where large numbers of people congregate.
There is a need for Logistics parks	• The demand for sites for logistics development within North Derbyshire appear high which reflects the extent to which both Chesterfield and Bolsover have seen high volumes of logistics development within the past decade. • We are working with neighbouring authorities to understand how logistics needs can be delivered in the North Derbyshire area.
BREEAM standards likely to cause viability issues	• The NPPF emphasizes building a strong, competitive economy. BREEAM-certified commercial developments create operational savings, lower energy consumption, improving the economic performance of assets. • The Local Plan will seek to look at the viability of enhanced sustainability measures such as BREEAM.

High Quality Communications

3.5 Local issues which respondents feel should be addressed within the topic area "High quality communications":

- Many respondents emphasise the importance of modern digital infrastructure (such as high-speed internet and free town centre Wi-Fi for work, daily life and the attraction of investment. The need to infrastructure updated is emphasised as there is much frustration with poor or inconsistent internet and mobile signal.

- The need to carry out infrastructure upgrades in a sensitive way which does not cause harm to the environment or result in detrimental visual impacts is highlighted. The protection of the borough's countryside, landscape character and local heritage should remain a priority when considering new communications infrastructure on undeveloped land.
- Derbyshire County Council supports recognising digital infrastructure as critical infrastructure within the Local Plan and emphasises the need to expand gigabit-capable broadband and modern mobile networks across the Borough, with all new development required to provide gigabit connectivity from the outset.
- Representations highlight the importance of digital inclusion, early engagement with network operators, and safeguarding existing telecommunications infrastructure while enabling appropriate upgrades.

Key Issue / Comment	**Response**
There is a need to provide gigabit-capable broadband and upgraded networks across the borough.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which seeks the provision of gigabit capable broadband connections and supporting infrastructure such as fibre exchanges.
Infrastructure upgrades must be environmentally sensitive.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which requires supporting infrastructure to be sited and designed to minimise the visual impact of the proposals. • Local Plan policies will seek to protect areas of particular importance and sites of local importance for biodiversity.
Early engagement with network operators is required.	• We are consulting with infrastructure providers throughout the preparation of the new Local Plan.

Planning for Energy and Water

3.6 Local issues which respondents feel should be addressed within the topic area "Planning for energy and water":

- Many respondents strongly support renewable energy, energy efficiency, and climate resilience. Suggestions which could be integrated with policy include solar panels on homes and public buildings, district heating, micro hydroelectricity, daylighting of rivers, tree shading and water re-use systems.
- Flood risk is referenced in many responses with the need to build away from areas of flood risk, improve drainage and flood mitigation emphasised.

- Most residents oppose the development of solar farms on productive agricultural land and believe that solar on rooftops should be prioritised.
- There are several calls for protection and restoration of waterways to be treated as a core priority, contributing to biodiversity recovery, public access to nature, and overall environmental resilience. Investment in wastewater infrastructure and holding providers accountable for reducing pollution are cited as valuable approaches.
- Water companies and statutory consultees should be consulted at the earliest opportunity.
- National Grid Electricity Transmission seeks strong Local Plan safeguards for all existing transmission assets and associated access routes, alongside support for future reinforcement and expansion of the network. They emphasise that development near transmission infrastructure must not compromise safety, operability, maintenance or AIL access, and encourage early engagement to identify and resolve potential impacts at the earliest stage.
- A substantial number of respondents reject net zero entirely with references to cost of living, distrust of energy companies, concerns about the loss of farmland and the belief that emissions are negligible in a global context.

Key Issue / Comment	**Officer Response**
Support for renewable energy measures where agricultural / greenfield land is protected.	• The NPPF now requires "substantial" weight for renewable/low-carbon schemes. • The Local Plan will need to identify areas which are suitable for renewable and low carbon energy development and electricity network infrastructure.
The need to avoid areas of flood risk and support mitigation.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 when allocating land for development. • We have a Strategic Flood Risk Assessment prepared by independent consultants which will inform any policy requirements and site allocations. • We know that flooding is a significant local issue and the new Local Plan may need to safeguard land for natural flood management. This will be considered further as the plan progresses.
Protection and restoration of waterways.	• The Plan for Nature notes that natural flood management measures such as making space for water and riparian restoration can increase catchment resilience to climate change, increasing carbon sequestration and improving water quality.

	• The Local Nature Recovery Strategy also highlights the role that riverside habitats play a key role in natural flood management and water purification. • We will consider policies on the safeguarding of land for natural flood management within the new Local Plan.
Safeguards for energy infrastructure.	• The Local Plan will seek to safeguard transmission assets and associated access routes in line with NGET guidance.
Rejection of net zero.	• CBC has committed to supporting the wider borough to reach net zero emissions by 2050, as outlined in its Climate Change Delivery Plan for 2026 to 2028. • The NPPF permits standards which go beyond the current or proposed Building Regulations where there is a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. • The Local Plan will seek to set out an energy hierarchy.

Effective Use of Land

3.7 Local issues which respondents feel should be addressed within the topic area "Effective Use of Land":

- Amongst residents there is a strong preference for the prioritisation of brownfield land, with specific opportunities cited such as former industrial land at Staveley and Walton Works, derelict railway land and vacant buildings within centres. Respondents state that the housing target will fundamentally alter the character of the borough, diminish biodiversity, impact climate regulation and reduce food production. Strong levels of protection for greenfield sites in the open countryside and green belt are supported.
- Respondents support higher densities when schemes are well-designed and where density does not come at the cost of space standards or public rights of way. There is concern that homes are designed for developer profit rather than for people.
- Some call for better use of existing housing stock given the presence of empty properties within the borough which could be brought back into use.
- The importance of retaining Strategic Gaps is highlighted by some to maintain settlement separation, maintain settlement identity, protect their environmental importance and to promote food security. Developer representations call for a comprehensive evidence based review of gaps and wedges.

- In line with the draft NPPF, responses encourage high density development in key centres, specifically around train stations, to effectively utilise land. The Home Builders Federation note that flexibility is needed to enable developers to respond to local circumstances.
- Some residents express concern about HMOs which are perceived to place additional pressure on local services and can undermine healthy living conditions.
- Those from the development industry support efficient use of land within and adjacent to existing settlements. Development should be focused on sites within and adjacent to the most sustainable settlements like Chesterfield Town.
- There is concern that local food production is not a priority with strong opposition to the development of solar farms on agricultural land.

Key Issue / Comment	**Response**
Prioritise previously developed land and re-use empty buildings	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land.
Impact of high densities on amenity (particularly HMOs)	• We will consider whether to require Nationally Described Space Standards as the plan progresses. • Monitoring has shown that a high number of HMOs could be a local issue that may require a policy in the new Local Plan. This will be considered further as the plan progresses.
Importance of retaining Strategic Gaps for settlement identity	• Strategic Gaps are considered to be important for preventing the merging of distinct settlements and for protecting the open countryside. • CBC is currently undertaking a review of Strategic Gaps and Green Wedges alongside work on locally valued landscapes. This will inform whether any amendments to Strategic Gaps and Green Wedges are required.
Higher densities supported close to sustainable settlements.	• In line with the NPPF the Local Plan will include minimum density standards for town centre locations with high connectivity, and will consider density standards for other locations as the plan progresses.
Flexibility needed to enable developers to respond to local circumstances	• In line with the NPPF, in considering the potential to increase densities, we will take into account the existing character of an area.

Green Belt

3.8 Local issues which respondents feel should be addressed within the topic area "Green Belt":

- Most respondents argue that the borough's green belt should be safeguarded and strengthened emphasising the value placed on green spaces for wildlife, recreation and agriculture. A minority acknowledge that a small amount of homes built on the urban fringes may be appropriate. Some respondents highlight that grey belt undermines green belt protections.
- Respondents emphasise Chesterfield's character as a town surrounded by fields and countryside which form part of its identity and key vistas. Residents also see green belt as important ecological infrastructure supporting biodiversity and flood mitigation.
- Some respondents indicate that any review of Green Belt boundaries should avoid areas containing, or supporting, these valuable habitats. The Plan should also seek opportunities to enhance the environmental value of Green Belt land through woodland creation, habitat restoration and increased tree cover, strengthening its contribution to climate resilience, biodiversity and public access to nature alongside its established planning purposes.
- Those in the development industry support a comprehensive cross-boundary review of green belt, including preserving where appropriate as well as reviewing and removing designated areas of Green Belt. If the Green Belt does not strongly serve its purpose, land should come forward and be allocated for housing to meet the Borough's identified housing need. The Sheffield City Region Combined Green Belt Review is referenced as a robust model.
- Some representations argue Strategic Gaps and Green Wedges should be reassessed before any Green Belt release, noting overlap with Green Belt purposes and suggesting Strategic Gaps should be considered for release first.
- There is a lot of conflation of green belt land with greenfield land with many concerned that the green belt has already been significantly eroded (this is not the case).
- Major landowners express highlighting opportunities linked to regeneration corridors (e.g., Staveley and Rother Valley Corridor) where Green Belt adjustments could support infrastructure delivery and coordinated growth.

Key Issue / Comment	**Response**
Green Belt should be protected and strengthened, particularly in areas of environmental value and where it supports flood mitigation.	• Chesterfield Borough Council and North East Derbyshire District Council are undertaking a joint Green Belt review supported by government funding to align with updated National Planning Policy Framework (NPPF) guidelines. • The Local Nature Recovery Strategy seeks to target nature recovery action, particularly habitat creation and enhancement, in areas of green belt

	and/or near to communities, to improve public access to nature, biodiversity, and environmental benefits. This will be reflected in the new Local Plan.
A green belt review should be taken.	• Chesterfield Borough Council and North East Derbyshire District Council are undertaking a joint Green Belt review supported by government funding to align with updated National Planning Policy Framework (NPPF) guidelines.
Strategic Gaps and Green Wedges should be assessed prior to Green Belt release.	• CBC is currently undertaking a review of Strategic Gaps and Green Wedges alongside work on locally valued landscapes. This will inform whether any amendments to Strategic Gaps and Green Wedges are required.

Well Designed Places

3.9 Local issues which respondents feel should be addressed within the topic area "Well Designed Places":

- Many responses equate healthy living and well-designed spaces with good access to nature and sustainability measures. Green spaces are seen as essential for mental health, physical activity, identity, and climate resilience. There is strong opposition to building on greenfield and green belt land.
- Equestrian activity is highlighted as part of local culture and wellbeing, with significant economic and social value.
- Respondents emphasise the need to ensure strong design standards that promote walkability, reduce car dependency and support community wellbeing. The need for safe, continuous cycle routes and improved footpath links is highlighted.
- Active Travel England emphasises the need for environments that are safe, inclusive and accessible for all users, including women and girls.
- There is frustration with a perceived lack of services (leisure, GPs dentists and schools) and a perception that a well designed place has easy access to services for all.
- There is a suggestion that opportunities for flexible and inclusive spaces that encourage collaboration, creativity and community interaction are planned for. The reuse of vacant or underused buildings for creative, cultural, community and innovation-led activity should be encouraged to help animate spaces, increase footfall, strengthen local identity and create a stronger sense of place.
- There is an acknowledgement that good design is crucial to respect the character of the borough's centres and villages, however there is also concern that design quality and sustainability could be used to justify development on greenbelt or undeveloped land.

- The need to ensure inclusive and accessible design for disabled people and older residents is emphasised.
- The need to ensure children's play areas are safe, modern, and well-maintained so they contribute positively to children's health, wellbeing and community use of local spaces.
- There is a need to consider how maintenance can be achieved and funded.
- Use of masterplans for key sites. There is support for design codes to guide development, providing that they should set principles rather than overly prescriptive detail. Policies should clarify when they apply.
- Developers stress that design policies must not be rigid, inflexible or subjective and must align with the NPPF. They should allow responses to site-specific circumstances and avoid undermining viability.

Key Issue / Comment	**Response**
Design standards should promote walkability to services and reduce car dependency.	• We are also preparing a Plan which places walking and cycling at the heart of its spatial strategy. • A vision led planning approach will replace traditional car-centric traffic forecasting with sustainable, outcome-focused design for new housing allocations and local transport. • We will seek to ensure that policies define expected connectivity and infrastructure standards consistent with Manual for Streets, LTN 1/20 and Inclusive Mobility.
Environments should be safe, inclusive and accessible for all users.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, which embeds safety and inclusivity into design policies, including requirements for public spaces to be safe, secure and accessible for all ages and abilities.
Design Codes and Masterplans to be used on key sites.	• In line with the National Planning Policy Framework we will produce design guides, design codes and masterplans where necessary to deliver design and placemaking outcomes.
Design quality should not be used to facilitate greenfield / green belt development.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will accommodate as much as possible of the identified need for development on previously developed land. • Due to the mandatory housing requirement, it will be necessary to allocate additional land for new homes, and some of this will be greenfield.

Opportunities should be provided for flexible and inclusive spaces which encourage collaboration.	• The NPPF is supportive of facilitating development to meet the needs of a modern economy (including sites and premises which are flexible and adaptable) and temporary uses to make effective use of land.
Well designed environments have good access to nature and sustainability measures.	• Requirements/policies on green infrastructure in the new Local Plan will be informed by the Local Nature Recovery Strategy and Chesterfield Plan for Nature.

Promoting Sustainable Transport

3.10 Local issues which respondents feel should be addressed within the topic area "Promoting Sustainable Transport":

- Many respondents emphasised that the borough's bus services are inadequate, poorly connected, and unreliable. There are concerns over the limited routes available (e.g. from the hospital to the east of the borough), the isolation of some of the borough's villages and affordability. Investment in bus services, infrastructure, and better integration between transport options are desired. Suggestions include park and ride formats, the use of smaller buses, electric services and encouraging multiple providers.
- There is strong support for visible, high-quality walking, cycling and multi-user routes (to include equestrians) that are accessible for all. Suggestions include multi road user crossings and upgraded footpaths, particularly around services. Some responses are however critical of cycle lanes and their value for money.
- Active Travel England recommend that allocations should demonstrate their ability to maximise Active Travel / Public Transport, forecast demand aligned with mode share targets, identify required infrastructure, assess cumulative impacts, and show carbon-reduction contributions.
- The Local Plan should include travel pattern analysis, active travel network mapping, connectivity audits for strategic sites and review of Local Transport Plans, Local Cycling and Walking Infrastructure Plans, Bus Service Improvement Plans and other relevant strategies.
- There is a need to recognise commuting routes to Sheffield, Derby and Nottingham and ensure that effective infrastructure to support commuting is a priority. Cars are currently seen as the most viable method.
- Expanding Chesterfield's train network is suggested e.g. a Barrow Hill or Staveley railway for passengers.
- Some respondents are keen to see streets that are designed for people and not cars, with traffic calming measures designed in.

- There is support for the provision of integrated transport and clean, attractive community transport hubs/interchanges.
- There is concern that development is being approved without proper sufficient assessment to examine and assess existing transport infrastructure, it's capacity and the actual accessibility to it from the new development. New development should only proceed where there is sufficient road capacity, parking provision and supporting infrastructure to accommodate additional demand without adversely affecting existing communities.
- There is support for development that is concentrated on brownfield sites where access to public transport, walking and cycling infrastructure already exists or can be easily improved, in order to reduce car dependency.
- Representations stress the importance of delivering essential infrastructure, including continued priority for the Chesterfield Staveley Regeneration Route, with roads now perceived to be at 'saturation point'. Bottlenecks are also highlighted at Derby Road, Newbold, Dunston Road and Sheepbridge.
- The impacts of future site allocations on the local and strategic highway networks across the North Derbyshire area also needs to be a key consideration. The Local Plan should consider cumulative impacts on Junctions 29, 29A and 30, recognising their strategic gateway role for the East Midlands.
- Policies should define expected connectivity and infrastructure standards consistent with Manual for Streets, LTN 1/20 and Inclusive Mobility.
- Developers support a vision-led approach that reduces car dependency through walkable layouts and integration with pedestrian, cycling and public transport networks, which is aligned with the NPPF.

Key Issue / Comment	**Response**
Inadequate provision of bus services within the borough.	• The Local Plan will seek to support the Derbyshire Bus Service Improvement Plan (BSIP) wherever possible. This is a local strategy aimed at upgrading bus networks, increasing passenger numbers, and making fares more affordable across the county.
The need for visible, high-quality walking, cycling and multi-user routes which are accessible for all.	• The new Local Plan will be supported by an Infrastructure Delivery Plan which will highlight priority areas for new transport infrastructure. We are also preparing a Plan which places walking and cycling at the heart of its spatial strategy. • We are engaging with Derbyshire County Council as Highways Authority and the East Midlands Combined County Authority (who are preparing the Local Transport Plan) to ensure our site

	allocations will be supported by adequate transport infrastructure. • We will seek to ensure that policies define expected connectivity and infrastructure standards consistent with Manual for Streets, LTN 1/20 and Inclusive Mobility.
Allocations need to demonstrate vision led approach to transport and active travel, that reduces car dependency.	• We are currently preparing our transport evidence base with independent consultants to assess how any proposed housing allocations and land-use strategies impact local traffic, road safety, and transport network. • A vision led planning approach will replace traditional car-centric traffic forecasting with sustainable, outcome-focused design for new housing allocations and local transport.
Allocations and their impact on the local and strategic highway networks across the North Derbyshire area.	• We are undertaking traffic modelling in conjunction with the Highways Authority and independent consultants to understand the likely impacts on traffic and necessary mitigation measures. • We are consulting with Highways England and neighbouring authorities as part of the Local Plan preparation process to ensure capacity issues are understood at surrounding motorway and local road junctions.
The delivery of key infrastructure such as the Chesterfield Staveley Regeneration Route	• We will seek to prepare a Local Plan Policy that addresses the most up to date position on the Chesterfield Staveley Regeneration Route.
Expansions to the rail network to be considered e.g. Barrow Hill	• The 'Restoring Your Railway' Barrow Hill scheme is a deliverable opportunity to level-up communities currently disconnected from the urban centres of Sheffield and Chesterfield. We will seek to prepare a Local Plan Policy that addresses opportunities around Barrow Hill Station and supports the restoration of the line.

Promoting Healthy Communities

3.11 Local issues which respondents feel should be addressed within the topic area "Promoting Healthy Communities":

- Many respondents are keen to prioritise the protection, enhancement and maintenance of green spaces, parks, walking routes and outdoor recreational facilitates. The role of nature and green and blue infrastructure in enhancing mental health and wellbeing is highlighted and DCC Public health believe that health and wellbeing should shape all aspects of the plan given planning's influence on physical activity, mental wellbeing, social cohesion, access to services, air quality, climate resilience and health inequalities.
- The LP should be informed by the Joint Strategic Needs Assessment (JSNA), wider health intelligence and RTPI research on local health needs.
- Community facilities that bring people together and reduce social isolation should be encouraged and accessible to people of all incomes.
- Site assessments should consider the extent to which development can support wider health, climate and environmental objectives.
- The importance of education and support infrastructure alongside physical infrastructure is welcomed whether it be through sure start centres or the provision of online support and classes to increase accessibility to health and fitness for those that struggle to participate in person.
- The importance of providing new facilities alongside new development is emphasised. There is concern that schemes have been approved with inadequate service provision and capacity.
- There is support for the creation of hubs within communities that can cover a wide range of health provision, rather than focus on building new facilities.
- Housing should focus on quality, including age-appropriate homes, energy efficiency, good internal space and natural light, safe and attractive communities and access to community services.
- Evidence should consider future demand for primary health care, community health services, green space and recreation, community and voluntary sector infrastructure, and transport and accessibility. Early engagement with the NHS and Integrated Care Board is required to ensure growth is sustainable.
- There is support for the provision of outdoor fitness equipment within parks.
- The importance of public realm such as benches and public toilets is emphasised.
- Any emerging policies for the protection, enhancement and provision of sports facilities should be separate from other policies and criteria on community facilities and underpinned by a robust and up to date evidence base, i.e. a Sports/Built Facilities Strategy and a Playing Pitch Strategy.
- There may be cross district boundary issues in relation to the provision of health infrastructure that may need to be considered.

Key Issue / Comment	**Response**
Designing public realm to create healthy spaces (e.g. benches and outdoor gyms)	• We agree that public realm improvements and outdoor gyms are key elements in local planning

	policies and in creating healthy, active, and connected communities. • We will use the council's open space and recreation assessment to identify local deficiencies and allocate land for new facilities under National Planning Policy Framework (2026) guidelines.
Protection, enhancement and provision of Sports Facilities	• The new Local Plan will follow the approach as set out in the National Planning Policy Framework 2026 which requires that development proposals should not result in the loss of existing open space, sports and recreational unless strict requirements are met.
Designing homes to promote health and ageing in place	• We will seek to embed accessible housing standards, universal design, and age-friendly neighbourhood infrastructure directly into local spatial planning policies.
Protection and enhancement of green infrastructure	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026 which seeks the protection and enhancement of Green Infrastructure and ecological networks. • Natural England's Green Infrastructure Framework provides evidence-based standards that will be used to design, integrate, and evaluate green spaces in local plans.
Integration of evidence on strategic needs (e.g. Derbyshire JSNA) to address needs and cross boundary issues.	• The JSNA for Derbyshire will be used to shape the Local Plan and housing growth strategy. • We will liaise with neighbouring authorities to understand impacts on cross boundary service provision.
Community facilities to be provided for and accessible for all	• The Spatial Strategy will seek to ensure that new development is located in areas which maximises access to services, or provides new services and facilities where at a sufficient scale.
Site assessments which consider health impacts	• Evaluation tools will be used during the site assessment process to understand how a proposal might mitigate a development's potential health consequences.

Pollution, Public Protection and Security

3.12 Local issues which respondents feel should be addressed within the topic area "Pollution, public protection and security":

- There is strong demand for stricter environmental controls, better enforcement, and infrastructure-first planning. There is particular concern about water quality, including leachates from agriculture and sewage discharge with calls for closer monitoring and penalties for breaches.
- There is concern regarding the Staveley regeneration route and its impact on nature and levels of pollution. However, some believe it will reduce traffic and improve air quality.
- Road traffic pollution, both from noise and emissions, is highlighted as significant local issue.
- The conflict between reducing pollution and environmental harm and the borough's housing targets is highlighted.
- A policy to address the borough's coal mining legacy is requested. This includes coal mining features at surface and shallow depth which pose a potential risk to surface stability.
- Development on brownfield sites should include robust remediation measures to ensure land is safe and suitable for use.
- The importance of designing safety into public realm is highlighted, with particular reference to the cobbles within the town centre and ensuring a balance between the need for security and respect for privacy.
- Access to support services, mental health provision, housing assistance, youth activities, education, and employment opportunities are highlighted as important for reducing anti-social behaviour.
- Significant issues around odour and insects in relation to waste sites is highlighted with reference to Duckmanton.

Key Issue / Comment	**Response**
Coal mining legacy issues	• The new Local Plan will adhere to Mines Remediation Authority guidance when preparing policy which relates to managing environmental hazards, public safety, and subsidence from historic mining.
Appropriate remediation for brownfield sites.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and will seek to ensure that appropriate remediation is secured.

	• Remediation issues on Strategic Sites will be addressed through site specific policy.
Concerns regarding environmental health and waste sites	• Minerals and Waste planning applications are dealt with via Derbyshire County Council. The Environment Agency has regulatory oversight for waste sites.
Creating secure and safe places without compromising privacy	• The new Local Plan will follow the approach set out within the National Planning Policy Framework (2026) with regards to maintaining public safety and security. • The Local Plan will identify locations where hazards may influence allocation/development including town centres and other locations where large numbers of people congregate.
Water quality in the borough's watercourses	• Officers recognise the importance of improving water quality and will seek to set planning policies that protect water resources, control surface water runoff and manage drainage.
Development and its impact on pollution (emissions, noise and watercourse)	• The site selection process will assess potential impacts and Local Plan policies will seek to prevent new and existing developments from causing or suffering from unacceptable levels of environmental harm.

Managing Flood Risk

3.13 Local issues which respondents feel should be addressed within the topic area "Managing Flood Risk":

- Flooding and drainage are seen as one of Chesterfield borough's most urgent issues. A significant number of respondents believe that development is being permitted in locations that worsen flood risk and that greenfield sites should be preserved.
- Sustainable drainage and measures to conserve water are seen as important solutions in all developments (not just those in areas of flood risk), to manage surface water runoff and reduce pressure on existing drainage networks.
- There are multiple calls for action and improved management in high-risk areas such as Tapton Terrace, Hornsbridge roundabout and the areas close to the Hipper on Chatsworth Road.
- Historic England require that flood risk approaches should take account of heritage assets and historic character, ensuring mitigation does not harm valued townscape or landscape qualities.

- New development should be directed away from areas at highest risk of flooding wherever possible, with risks fully assessed before sites are allocated. Thorough flood risk investigation needs to be undertaken in relation to all proposed development sites (to include local knowledge of underground springs and watercourses).
- Drainage capacity, water management systems, and supporting infrastructure should be assessed to ensure they can accommodate growth without creating additional problems elsewhere.
- The need for natural flood management (including tree planting, wetland restoration, and the protection of green spaces) is emphasised. Land close to watercourses should be safeguarded for natural flood management to reduce risk during extreme events.
- Flood risk considerations should take precedence over housing numbers, with many residents keen to see that no development is permitted where there is a risk of worsening flooding for existing communities.

Key Issue / Comment	**Response**
Development must avoid areas of flood risk.	• A Strategic Flood Risk Assessment has been prepared by independent consultants which will be used to assess potential development sites and direct development away from the areas of highest flood risk.
Natural flood management measures should be implemented (e.g. SuDs and habitat creation).	• Sustainable drainage and managing water run off are very important for reducing flood risk. The new Local Plan will follow the approach as set out in the National Planning Policy Framework 2026 which requires SuDS to be designed in accordance with the National Standards for Sustainable Drainage Systems and have maintenance arrangements in place. • We know that flooding is a significant local issue and we may need to consider SuDS in minor developments. This will be investigated further as the plan progresses.
Drainage capacity and supporting infrastructure should be thoroughly assessed.	• CBC is liaising with statutory consultees and infrastructure providers to ensure that capacity issues are understood and addressed.
Flood risk management approaches should take heritage into consideration.	• CBC will take heritage assets into account when considering policies around adaptation and resistance measures for historic buildings and their settings.

There is a need for better flood management within high-risk areas.	• Noted – CBC will seek to include measures which support sustainable drainage within the existing built up area and look at site specific measures for significant allocations. • Chesterfield Borough Council and the Environment Agency approved plans in July 2026 to purchase and demolish homes on Tapton Terrace. • CBC is liaising with statutory consultees including the Environment Agency and Lead Local Flood Authority to ensure that flood risk is managed appropriately.

Conservation and Recovery of the Natural Environment

3.14 Local issues which respondents feel should be addressed within the topic area "Conservation and recovery of the natural environment":

- DCC supports priorities around enhancing green infrastructure and delivering nature recovery, with GI planned as a strategic asset aligned with Natural England's GI framework. Many comments highlight the need to strengthen protections for existing habitats and improve connectivity between green spaces to support long-term nature recovery.
- The Local Plan should link in with Derbyshire's Local Nature Recovery Strategy to ensure a joined-up, regionally focused plan for nature recovery. Those in the development industry request clarity on the status and weight of the LNRS in decision making, stressing that it should not be interpreted as ruling out development in identified areas.
- There is significant opposition to greenfield and green belt development and the removal of trees and hedges as these sites are thought to form the core of the borough's ecological network. There is also concern that the Staveley regeneration route would have detrimental impacts on biodiversity and ecologically sensitive sites.
- Respondents' express scepticism that BNG can offset development impacts and do not believe that environmental enhancements must not be used to justify development on greenfield land. Where development is permissioned, the re-location of flora and fauna should be conditioned.
- Wildflower planting that benefits indigenous species, practising nature friendly grassland and woodland management.
- There is opposition to the development of solar farms on greenfield sites given the perceived impacts on biodiversity.
- Some feel that biodiversity enhancements should be aimed at large scale development. Local people undertaking necessary extensions or adaptations to their properties also get affected by this which impacts their costs.

- The need for species specific measures is highlighted such as swift boxes, bee bricks and hedgehog highways.
- There is support for community stewardship of natural spaces.
- There may be cross district boundary issues in relation to the protecting and facilitating biodiversity where the respective councils will need to work together.
- One land agent raises concerns that '*A Plan for Nature 2024'* contains habitat-mapping errors and conflicts with regeneration led proposals (e.g. Staveley Works), arguing it should not be relied upon as the primary basis for Local Plan.

Key Issue / Comment	**Officer Response**
The Local Plan should articulate links with the LNRS and ensure the mapping/ measures do not preclude development.	• Local Plan policies will seek to integrate the aspirations of the Derbyshire LNRS and ensure that requirements around measures adhere to National Policy and local evidence.
Potential for cross boundary considerations with nature recovery networks.	• CBC to liaise with neighbouring councils on any sites identified as having possible impacts on sites of importance for biodiversity within neighbouring authorities. The LNRS will enable collaboration at the wider scale.
The Local Plan should support the protection of and enhancement of the ecological network (through expansion and improvements to connectivity and by protecting ecologically sensitive sites).	• Local Plan policies, including the Spatial Strategy will seek to facilitate the expansion and maintenance of ecological networks. • CBC has prepared a 'Plan for Nature' in conjunction with Derbyshire Wildlife Trust which sets out local nature recovery priorities.
Measures to support biodiversity should be implemented alongside methods such as community stewardship.	• The Local Plan will address small scale measures to support biodiversity. • The biodiversity Duty describes a number of measures already in place to support the borough's biodiversity including a grassland management policy and details of BNG secured. Community stewardship is supported through projects such as 'Wilding Chesterfield'.
The Plan for Nature contains mapping errors / conflicts with regeneration proposals	• Site assessment work will look at potential allocations in detail to determine their impact on the existing ecological network and suitability for allocation.

Conserving and Enhancing the Historic Environment

3.15 Local issues which respondents feel should be addressed within the topic area "Conserving and enhancing the historic environment":

- Heritage is seen as central to identity, tourism, and community pride and many think that not enough is being done to conserve or celebrate it. Some highlight that good efforts are being made.
- Heritage loss is linked by many to development pressures and the impact on greenbelt, historic woodland, and village character. Responses highlight that heritage should form a fundamental consideration in any development strategy and that greater protection is needed to ensure that developments do not erode the identity, setting and historic significance of the borough's towns, villages and countryside.
- Respondents are keen to see policies that directly address Heritage at Risk, including Walton Works, Brampton Manor and Tapton House, with site allocation policies reflecting the need to conserve and enhance these assets.
- Historic England call for Heritage Impact Assessments to be required for site allocations. There is also support for updating conservation area appraisals to inform future development and change. Particular regard should be given to Barrow Hill, Old Whittington and Somersall, which adjoin or extend into Green Belt areas and may be affected by future growth.
- Protecting and enhancing Chesterfield's historic character should be a priority, ensuring heritage assets continue to contribute to the town's identity, attractiveness, and economy. There are calls for a long term plan for the preservation of assets within the town centre (e.g. Victoria Centre).
- The appearance of buildings and shopfronts within historic areas should be carefully managed. Businesses should be encouraged to maintain frontages that respect the town's heritage.
- DCC raises concerns about the lack of a defined Strategic Gap/Green Wedge between Staveley CA and the former ironworks site, noting important views identified in the CA appraisal and suggesting exploring an extension to include part of the Chesterfield Canal.
- One developer representation calls for the Local List of Heritage Assets to be reviewed, with engagement from asset owners, to ensure accuracy and reliability for decision-making.
- Views to the crooked spire should be protected.
- The need to recognise social and political history is highlighted.
- There may be cross district boundary issues in relation to the protecting the setting of Grade 1, Bolsover Castle together with other heritage assets where the respective councils will need to work together.

Key Issue / Comment	**Response**
Heritage as a fundamental development constraint and	• Heritage constraints form part of site assessment through the council's Land

Heritage Impact Assessments required for site allocations.	Availability Assessment work, including consideration of views. • Heritage Impact Asssessments will be produced for any site allocations, and we will liaise with Historic England on their content.
Conservation areas to be updated and a plan is needed for assets within the town centre.	• We know that the Conservation Area Appraisals require review. There is a programme for reviewing conservation area appraisals, with the town centre appraisal to be updated as a priority.
Policies should address sites at risk	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and Local Plan policies will be prepared on the basis of conserving and enhancing assets at risk.
The appearance of buildings and shopfronts within historic areas should be carefully managed.	• Noted – existing Shopfront guidance is to be updated.
Potential for cross boundary issues with other heritage assets.	• CBC to liaise with neighbouring councils on any sites identified as having impacts through Heritage Impact Assessment work.
Local List of Heritage Assets should be updated with engagement from asset owners.	• There is approval to update the Local List of Heritage Assets and the programme for doing so is being reviewed.
Greater protection is needed to ensure that developments do not erode the identity, setting and historic significance of the borough's towns, villages and countryside.	• The new Local Plan will follow the approach set out in the National Planning Policy Framework 2026, and Local Plan policies will seek to conserve and enhance assets and their settings.
Social and political history should be highlighted.	• This will be considered as a part of a review of the Local Plan policies.
Strategic Gap/Green Wedges fail to protect all views identified in Conservation Area appraisals.	• A review of Strategic Gaps and Green Wedges is currently being undertaken as part of the preparation of the evidence base for the new Local Plan.

4 Engagement in the Local Plan Making Process:

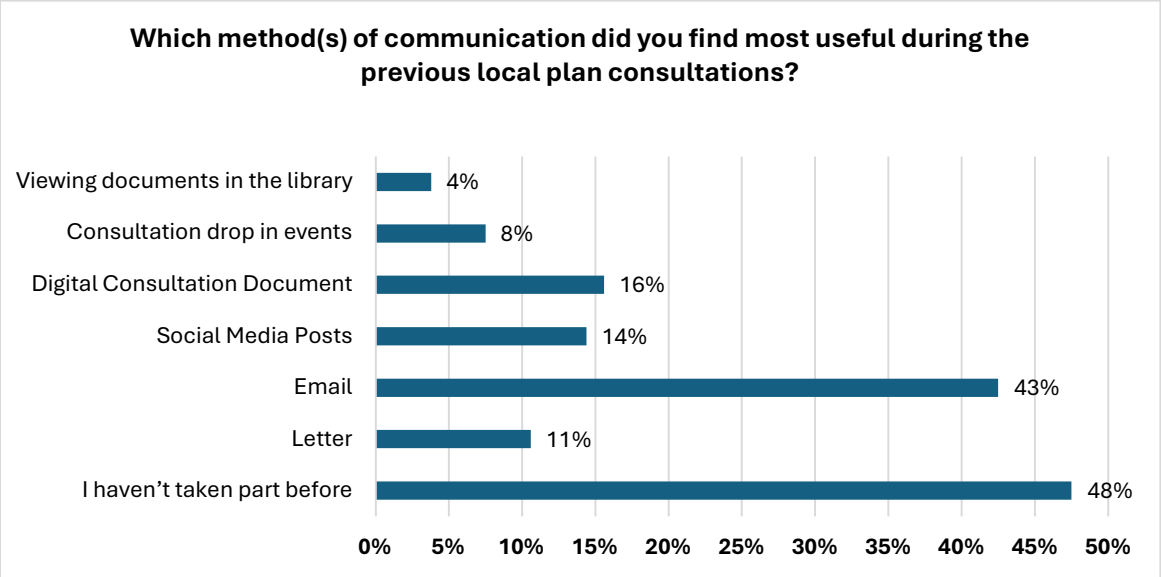
Approach to engagement in the preparation of a new Local Plan

4.1 There was strong support for accessible and meaningful consultation using a mixed-methods approach to include virtual events, email updates, digital newsletters and more traditional methods of communication such as posters / flyers in spaces used by communities. Social media platforms such as Meta, Youtube and Tik Tok were referenced as cost effective communication tools with good levels of reach.

4.2 Some respondents emphasised that not everyone had access to digital methods of communication and stated the need for drop-in events and public presentations (including opportunities to speak with officers) at a range of times to reflect variances in working hours.

4.3 The need to communicate with residents outside of the borough boundary was also highlighted for some of the potential sites on the edge of the borough, alongside the need for proactive engagement with affected communities (including site-specific notifications), making it easier for residents to engage with proposals that directly impact them. It was suggested that the council should partner with trusted local networks, educational institutions and business communities to help reach a broader range of input.

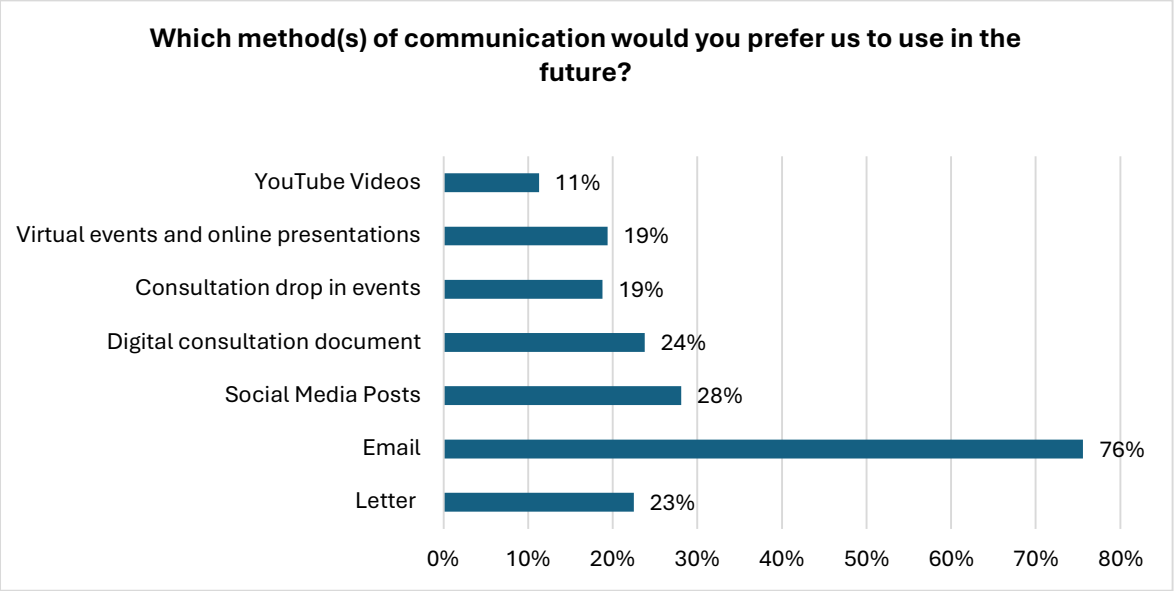
4.4 Responses expressed a need for all materials to be clear, concise and easy to understand, with site-specific information readily available. Apathy and mistrust in the planning process was also noted, alongside frustration with past planning decisions.



4.5 Whilst almost half respondents had not previously taken part in a Local Plan consultation, email was seen as the most useful consultation tool (43% of respondents). Lower response rates for digital formats, such as social media and digital consultation documents suggest a medium reach with around 15% of respondents

having found them useful. In-person and physical formats received a low response rate but still provide meaningful methods of targeting harder to reach groups.

4.6 Additional feedback noted the need to issue feedback via email and letter given the prescriptive nature of some forms.



4.7 Responses indicate a preference for email as the primary method of future communication, with 76% of respondents wishing to see it used in future consultations. Alongside this, social media posts (28%) and digital consultation documents (24%) were well supported, reflecting demand for online content that provides depth of information.

4.8 Traditional methods such as letters (23%) remain important for some respondents, indicating that non-digital communication still plays a role in ensuring accessibility. Engagement formats such as virtual events and drop-in sessions (both selected by 19% of respondents) demonstrate that interactive opportunities, (both online and in-person) are valued, albeit by smaller proportions of respondents. YouTube videos attracted lower levels of preference (11%), suggesting that it is not a primary communication channel for most consultees.

4.9 Other suggestions included the involvement of business and community groups in stakeholder workshops and continuing to make documents available within local libraries.

Core Barriers to Participation

4.10 The core barriers to participation in the Local Plan process fall into themes, with each repeated across many responses. Awareness, trust, accessibility, timing, and information clarity appear to be the main obstacles preventing meaningful participation.

Communication and Awareness

- Lack of awareness and insufficient warning that a consultation is due to take place.

- Poor visibility of information.
- Overreliance on social media for communications.
- Lack of direct notification – writing to all residents was suggested.

Trust and Confidence in the Planning Process

- Feedback loops and the belief that feedback does not influence outcomes. Respondents would like clear demonstration of how consultation responses shape decisions.
- Belief that some decisions are pre-determined or a foregone conclusion.
- Apathy and lack of motivation following involvement with previous consultations.
- Perception that officer recommendations outweighing public views.

Accessibility and Usability

- The level of knowledge and expertise required to understand and participate.
- Perceived difficulty in accessing relevant information.
- Digital confidence and issues with using online forms.
- Disability needs – one respondent raised that these are not always met.
- The inclusivity of language used within Local Plans was raised (for example the inclusion of equestrian language and reference to bridleways).

Practical Constraints

- Time taken to respond to lengthy consultations and digest information when residents have competing commitments.
- Lack of awareness about how to respond
- Timing and accessibility raised as issues, especially for those unable to attend in-person events and those in full-time employment.

Transparency & Quality of Information

- Lack of clear, accessible information about proposals, particularly site-specific impacts.
- Lack of clear and easily accessible information provided on the Council website.
- Complexity of language used in consultations

Engagement in the Local Plan Making Process – Key issues with Officer Response

Key Issue / Comment	Response
Support for a mix of methods	• Noted and will be reflected in the updated Local Plan Engagement Strategy.
Need for in person drop-in events at range of times	• Noted and will be reflected in the updated Local Plan Engagement Strategy.

Need to engage with residents outside borough	• Noted and will be reflected in the updated Local Plan Engagement Strategy. • Discuss with neighbouring authorities the potential for awareness raising of Chesterfield Local Plan. • Anybody can be added to the local plan mailing list regardless of address.
Proactive engagement – site specific notifications	• It is not possible within current resources to write to every resident in the borough who lives near to a potential site allocation. • We will explore how to increase direct notifications beyond the Local Plan database, through for example utilising the email lists held by other council departments (subject to data protection regulations).
Partnering with local networks	• This is already happening e.g. Destination Chesterfield, the Climate Change Forum and Chesterfield Equalities Forum. • We will explore how to increase opportunities to work with other local networks, and this aim will be reflected in the updated Local Engagement Strategy.
Need materials to be clear and easy to understand	• Noted and will be reflected in the updated Local Plan Engagement Strategy.
Preference for email notifications	• Noted and will be reflected in the updated Local Plan Engagement Strategy.
Improving awareness of forthcoming consultations	• We will work with Communications to improve awareness in advance of consultations starting.
Poor visibility of information	• Discuss how to improve visibility of documents with council Communications Team and equalities contact within Policy team.
Lack of direct notification	• It is not possible within current resources to write to every resident in the borough. • We will explore how to increase direct notifications beyond the Local Plan database, through for example utilising the email lists held by other council departments (subject to data protection regulations). • We will also work with communications to make the option to join the Local Plan update mailing list more visible and easy on the council website.

Better feedback after consultations	• We publish a statement of consultation which indicates how the feedback received has been used to inform the preparation of the Local Plan.
Apathy and lack of motivation	• Aim to improve this with actions as detailed in this table which will also be reflected in the updated Local Plan Engagement Strategy.
Need to improve on a range of accessibility issues including knowledge required to enable participation, accessing information, digital skills, disability needs and inclusivity of language	• Work with Policy Team to improve instructions and to provide signposting for external sources of support such as Planning Aid and Citizens Advice.
Time constraints – responding and attending events	• Local Plan Regulations and guidance determine the length of key consultation stages. • We will work with our Communications team to improve awareness in advance of consultations starting. • For any in-person events will consider an evening option.
Lack of information about site specific impacts	• The scoping consultation did not include sites. At forthcoming consultations that include potential site allocations, all information on the site assessment and constraints will be made available.

5 Further Comments regarding Topics and Priority Areas

Development and Greenfield Land

5.1 Several respondents expressed concerns over levels of development within the borough and focus on greenfield sites (such as on allocations within the current Local Plan) despite strong objections from affected communities and other agencies. One respondent raised concerns that the allocation of greenfield sites to meet 'politically motivated' housing targets will make the redevelopment of the extensive brownfield sites such as Staveley and Walton Works difficult to achieve. There is a preference for higher-density, well-designed development in appropriate locations should be used to meet housing and economic needs without encroaching on the countryside.

Water Quality

5.2 Water quality was raised as a significant issue, with ongoing sewage discharges causing serious harm to local rivers and wildlife. The need for sustainable development that attracts people to visit, settle and remain in the borough.

Traffic

5.3 Traffic speeds and congestion were noted as significant issues within the borough.

HMO Policy

5.4 The need for a dedicated HMO policy was raised due to their impact on amenity, parking, neighbourhood stability and local services.

Parks and Open Space

5.5 Children's play parks were noted as essential for healthy, well-designed communities. Many need modernisation, better safety features and ongoing maintenance. Strengthening these areas would help ensure stable, healthy and sustainable neighbourhoods.

Transparency

5.6 One participant noted that transparent policies that people can understand are needed in the Local Plan.

Net Zero

5.7 Some respondents are keen for the net zero aspirations to be scrapped.

Developer Contributions

5.8 DCC requests that the Developer Contributions Protocol is fully reflected in the Infrastructure Delivery Plan and Local Plan policies. DCC notes increasing difficulty in funding infrastructure through CIL alone (e.g. SEND provision, highways, transport, libraries) and confirms it will continue to seek Section 106 contributions. DCC believes CBC should review its current approach, favouring a more direct and transparent S106-led model to ensure development mitigates its impacts appropriately.

Appendix A: Scoping Notification Letter / Email

Dear Consultee,

We are preparing a new Local Plan for Chesterfield borough to replace the Local Plan that was adopted in July 2020.

In 2025 we carried out a public consultation to understand which issues should be prioritised in new Local Plan and undertook a Call for Sites.

A new system of Plan Making was published in March 2026 (the Town and Country Planning (Local Planning) (England) Regulations 2026). After reviewing these regulations alongside the new Draft National Planning Policy Framework (NPPF) and the updated Plan Making Guidance, we have decided to prepare the new Local Plan under the new plan making system.

We are now seeking people's views on what you think the new Local Plan should cover, and how you would like us to engage with you in preparing the Plan. We are also undertaking another Call for Sites.

You are receiving this letter as you may have made comments on a previous Local Plan consultation, submitted a site or have asked to be kept informed about the Local Plan.

Scoping Consultation – how to view documents and make comments

The consultation will run for four weeks until **midnight on Sunday the 12th of July 2026.** You can view the Local Plan consultation on the council's website at www.chesterfield.gov.uk/scoping-consultation. It will also be available to view at Chesterfield Town Hall and in all the local libraries in the borough.

Representations should be made using the online survey form at

https://Chesterfieldboroughcouncil.welcomesyourfeedback.net/gg0jau

If you are unable to make your comments in this way, please email your comments to us at local.plan@chesterfield.gov.uk or contact us on 01246 345002 to request a form to be emailed or posted out to you.

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 any representations are made available to view). **All responses must be received by midnight on Sunday the 12th of July 2026.**

Call for Sites

We are also undertaking a Call for Sites so we can understand what additional land may be available for a range of different land uses. All site submitted in response to our previous Call for Sites in 2025 will continue to be included in the Plan Making process but, if you have previously submitted a site and still wish for that site to be considered, you can use the opportunity to confirm this and submit any new or updated information about the site. You can view the Call

for Sites information on the council's website at www.chesterfield.gov.uk/call-for-sites. **All sites must be submitted by midnight on Sunday the 12th of July 2026.**

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,

Strategic Planning and Key Sites Manager

Appendix B: Press Release: Preparing a new Local Plan for Chesterfield



Chesterfield Borough Council has launched a consultation to support the development of a new Local Plan for the borough with residents and local businesses being invited to have their say.

The Local Plan 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.

The consultation is open from 15 June until 12 July so that residents and businesses can share their key priorities and influence what will be incorporated into the draft Local Plan.

A Call for Sites is also running alongside this consultation to allow people to suggest sites for development and other uses.

The new Local Plan will set out where development should happen over the next fifteen 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.

Chesterfield Borough Council started preparing a new Local Plan last year, but the process has restarted due to the introduction of a new system for preparing Local Plans in March of this year. Any sites submitted as part of last year's Call for Sites will still be considered, so there is no need to resubmit them.

Councillor Martin Stone, Chesterfield Borough Council's cabinet member for climate change, planning and environment, said: "This is the first step in creating a new Local Plan that reflects

the needs and ambitions of our residents. We want to hear from people to ensure that we can prepare a plan which ensures that development takes place in the right place, that we provide the infrastructure needed to support our communities and we can protect the environment.

“The Local Plan will help guide planning decisions for the next 20 years and sets out policies that developers must follow, this is an important document, and we want to ensure that the views of local people help shape this plan.”

A timetable outlining the key stages of the new plan along with the notice confirming the start of the process can be viewed online on the planning policy and the Local Plan page.

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.”

The Local Plan consultation and Call for Sites are open until 12 July. You can take part by visiting the new Local Plan 2025 to 2044 page.

Appendix C – Example Social Media Posts





