

## **Chesterfield Borough Council Local Plan: Scoping Consultation**

This scoping consultation focuses on what the new Local Plan should contain. We are only seeking comments on priorities for the new Local Plan, the policy areas it should cover, and how we should engage with the community.

The new housing requirement for the borough represents a significant increase and will be challenging to deliver. We intend to plan for the full requirement in order to support the Government's aim of significantly boosting housing supply. We are not seeking comments on individual sites at this stage; you will be able to comment on specific sites at a later stage of consultation.

We will make every effort to meet the housing target, but we can only confirm whether it is achievable without significant adverse impacts once all evidence has been gathered and assessed. Key evidence still being finalised includes the Green Belt Review, transport modelling, the Strategic Gap and Green Wedge Review, and an assessment of locally valued landscapes.

As part of this consultation, we are also publishing the results of the first stage of site assessment. This includes sites with constraints that may not progress to stage two, as well as sites in the Green Belt, pending the review's findings. The results provide an initial indication of whether a site may be suitable for a particular land use. Passing the first stage of assessment does not guarantee allocation within the Local Plan.

The scoping consultation should only take 15-20 minutes to complete and is open until 12 July 2026.

Would you like us to keep you updated on the progress of the Local Plan?

Yes

No

If you would like to keep updated please provide your name and email address below, otherwise leave this section blank:

Name:

Email address:

Are you responding on behalf of an organisation or as an individual?

Organisation

Individual

If you are responding on behalf of an organisation, please state the name of the organisation below:

### **What should the new Local Plan contain?**

The new Local Plan will need to contain a vision for the borough, aims and objectives of how we will achieve that vision, and policies which will be used to guide decisions on development.

### **Priorities**

The response to the 2025 Issues Consultation covered a wide range of issues and we were grateful for the feedback received. We want to make best use of all your feedback as we start the new plan making system.

The top priorities for the Local Plan identified by respondents to the consultation were:

1. Helping nature recovery
2. Improving well-being and reducing health inequalities
3. Making communities more sustainable

We want your feedback on the priorities we have identified. The priorities listed across the next few pages are based on evidence we have been preparing and consultation feedback.

### **Key Priority: Creating sustainable communities**

We want all new developments to reduce car dependency through location, design, layout and connection to walking and cycling routes. The 2025 consultation responses supported the existing plan's spatial strategy and its requirement for the location of new development to be near to key services. This is in line with National planning which policy which requires that significant development is in locations which are or can be made sustainable.

Do you agree with 'Creating Sustainable Places' as a local priority?

Yes

No

Don't know

Please provide further information below:

**Key Priority: Delivering affordable and adaptable housing**

We are keen to create inclusive, mixed communities that support independent living, with good access to essential services. Consultation feedback showed support for a flexible, viability-led approach to affordable housing, alongside a strong expectation that new homes should be accessible, adaptable and suitable for an ageing population.

These priorities align closely with national planning policy aims to deliver housing that meets a wide range of needs across communities.

Do you agree with 'Delivering Affordable and Adaptable Housing' as a local priority?

Do you agree with 'Creating Sustainable Places' as a local priority?

Yes

No

Don't know

Please provide further information below:

### **Key Priority: Promoting Flood Resilience**

Based on our evidence and the consultation responses we believe that the Local Plan should support the use of sustainable drainage (SuDS) even in minor developments, and safeguard land for natural flood management close to watercourses to reduce flood risk in extreme rainfall events. This priority fits with a strategic aim of national planning policy which is to manage flood risk in a more sustainable way.

Do you agree with 'Promoting Flood Resilience' as a local priority?

Yes

No

Don't know

Please provide further information below:

### **Key Priority: Enhancing Green Infrastructure**

We think that the Local Plan should support the delivery of a network of multifunctional green spaces and development that accords with Natural England's Green Infrastructure Framework. Most respondents to the consultation supported prioritising a network of multifunctional green spaces in the Local Plan, aligning with national policy that highlights the wide benefits of undeveloped land and greenspaces for health, wellbeing, nature recovery and food production.

Do you agree with 'Enhancing Green Infrastructure' as a local priority?

Yes

No

Don't know

Please provide further information below:

**Key Priority: Delivering Nature Recovery**

This priority seeks to protect the borough’s core habitat network and where development does occur, ensure that it delivers biodiversity gains and contributes to measures within Local Nature Recovery Strategy. This priority aligns well with national planning Policy which seeks to safeguard core elements of the natural environment and for development to deliver nature recovery.

Do you agree with ‘Delivering Nature Recovery’ as a local priority?

Yes

No

Don't know

Please provide further information below:

**Key Priority: Increasing Development Density**

We believe that where possible densities should aspire to achieve at least 40 dwellings per hectare in order to reduce the amount of development which needs to be on the borough’s green space and countryside. Higher densities align strongly with national planning policies requirement for an efficient use of land and consultation responses highlighting the need for compact, sustainable development.

Do you agree with ‘Increasing Development Density’ as a local priority?

Yes

No

Don't know

Please provide further information below:

### **Key Priority: Improving Walking and Cycling**

We think that the Local Plan should seek to embed active travel within new development, seek the improvement of public transport infrastructure and promote behavioural change. These priorities align strongly with national guidance on Local Transport Plans and in National Planning Policy, which emphasises sustainable growth, healthier communities, and reducing car dependency. The consultation responses showed support for expanding public transport, reducing car dependency and high quality active travel infrastructure.

Do you agree with 'Improving Walking and Cycling' as a local priority?

Yes

No

Don't know

Please provide further information below:

### **Key Priority: Enhancing Local Heritage**

We believe that the Local Plans should include a positive strategy for the conservation and enjoyment of the historic environment, with particular attention given to assets most at risk from neglect, decay, or other threats in line with National Planning Policy.

Do you agree with 'Enhancing Local Heritage' as a local priority?

Yes

No

Don't know

Please provide further information below:

**Policy areas**

We think that the Local Plan will need to have policies, designations and allocations covering several broad topics, based on the draft National Planning Policy Framework (December 2025). It will have a vision for the borough and how to achieve it, and will set out the overall spatial strategy for growth.

Under each of the topic headings on the next few pages we would like to know what you think the important local issues are.

**Topic: Achieving Sustainable Development**

Ensuring sustainable patterns of development that maximise growth within settlements.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Climate Change Mitigation and Supporting a Transition to Net Zero**

Delivering a pattern of development that reduces greenhouse gas emissions and manages risk and strengthen resilience to the effects of climate change.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Delivery of New Homes**

Delivering the borough's requirements for all types of homes and traveller sites.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: A Stronger and More Effective Economy**

Enabling businesses to invest, expand and adapt in a way that supports local and national long term economic growth.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Vitality of Town Centres**

Promoting the long-term vitality and viability of town centres in the borough.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: High quality communications**

Enabling the expansion and upgrading of telecommunications infrastructure to meet changing requirements and respect environmental safeguards

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Planning for Energy and Water**

Supporting development of energy and water infrastructure in ways which align with wider development, clean power and net zero objectives

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Effective Use of Land**

Promoting the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Green Belt**

The Local Plan will set the extent of Green Belt and will contain policies that prevent urban sprawl and serve the other purposes of Green Belt by keeping land open.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Well Designed Places**

Promoting well-designed, healthy, inclusive and sustainable places.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Promoting Sustainable Transport**

Ensuring that transport considerations are taken fully into account using a vision-led approach to create well-designed, sustainable, inclusive and popular places.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

Ensuring the creation of healthy and inclusive places through the retention, improvement and delivery of new facilities.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Pollution, public protection and security**

Ensuring that risks posed by pollution, development impacts and other hazards are taken into account, with sufficient provision made for public safety and security.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Managing Flood Risk**

Minimise risks from flooding by steering development to low risk areas, ensuring it is safe for its lifetime, and uses sustainable drainage where appropriate.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Conservation and Recovery of the Natural Environment**

Promoting development that protects key species, habitats and landscapes and drives nature recovery.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

**Topic: Conserving and Enhancing the Historic Environment**

Providing a positive strategy to conserve and enhance the historic environment.

Are there any local issues that should be covered within this topic area?

If so, please write your suggestions in the box below:

These policy areas are based on the emerging National Planning Policy Framework. Are there any other policy areas that the Local Plan should cover?

Yes

No

Don't know

Please provide further information below:

## Your thoughts on how we consult

As part of this consultation we want to find out how our communities and stakeholders would like to be engaged with during preparation of the local plan. We need to make sure whatever methods we use reach most people and are the most effective.

During the preparation of the current adopted Local Plan we engaged with our communities in the following ways:

1. Sending emails to all those on the Local Plan mailing list;
2. Sending letters to those who requested to be informed by post;
3. Updating the Local Plan webpage regularly with key dates and milestones;
4. Advertising consultation events on the webpage, in local press and via email;
5. Use of social media channels to share information, raise awareness of consultation stages, and promote engagement events
6. Carrying out public consultation events where the public could ask questions and discuss emerging policies and proposals with officers;
7. Providing copies of consultation material at libraries across the Borough;
8. Engaging with developers to understand available sites for development and obtaining further information through meetings and correspondence;
9. Engaging with local businesses to understand their needs;
10. Carrying out ward councillor and town/parish councillor briefings so that local politicians were fully informed and able to communicate information to residents;
11. Providing clear details of how interested parties can respond, ensuring access to both online means of responding and paper copies where requested.

For our Call for Sites we have used a company called Urban Intelligence to provide an interactive mobile/tablet friendly platform for people to submit sites.

As we progress with preparing the new Local Plan, we are considering the best ways to consult with the local community and other stakeholders in future. We can use the methods identified above and also consider other means of communicating material. For example, we could consider the following:

- Hosting virtual events and online presentations to improve accessibility and enable engagement from residents who may be unable to attend in-person events;
- Providing YouTube videos so that residents could access material in their own time.

How should the authority engage with you in the preparation of the Local Plan? Please write your suggestions in the box below:

Which method(s) of communication did you find most useful during the previous local plan consultations?

- I haven't taken part before
- Letter
- Email
- Social Media Posts
- Digital Consultation Document
- Consultation Drop in Events
- Viewing Documents in the Library

Other, please provide more details:

Which method(s) of communication would you prefer us to use in the future?

- Letter
- Email
- Social Media Posts
- Digital Consultation Document
- Consultation Drop in Events
- Virtual Events & Online Presentations
- Youtube Videos

Other, please provide more details:

What might prevent you from taking part in our consultations and how could this be overcome?  
Please type your response and suggestions in the box below:

Do you have any further comments about the priorities and topic areas for the new Local Plan?

We would like to find out if particular groups have different experiences or perceptions of the Council. The information is confidential and is guaranteed to be anonymous, but if you feel uncomfortable answering any questions, leave it blank and move onto the next.

**Please provide your postcode below:**

What is your sex?

Male

Female

Prefer not to say

**How old are you?**

Under 16 years

16 to 18 years

18 to 24 years

25 to 34 years

35 to 44 years

45 to 54 years

55 to 64 years

65 to 74 years

75 years and over

Prefer not to say

**If you are aged 16 or over: Is the gender you identify with the same as your sex registered at birth?**

Yes

No

Prefer not to say

**Do you consider yourself to have a disability?**

- No
- Yes - affecting mobility
- Yes - affecting hearing
- Yes - affecting vision
- Yes - a learning disability
- Yes - affecting mental health
- Other disability
- Prefer not to say

**What is your ethnicity?**

- White British
- Other White background
- Black or Black British
- Asian or Asian British
- Mixed ethnic group
- Other ethnic group
- Prefer not to say

**Which of the following best describes your religion?**

- Buddhist
- Christian
- Hindu
- Jewish
- Muslim
- Sikh
- None
- Other
- Prefer not to say

**Which of the following best describes your sexual orientation?**

- Heterosexual / Straight
- Bisexual
- Lesbian
- Gay Man
- Prefer not to say

All information provided will be treated in accordance with the Data Protection Act 2018 and UK General Data Protection Regulation (GDPR), and will remain confidential. For contact details of our data protection officer, further information about how we use your data, or information about your data protection rights, please see [www.chesterfield.gov.uk/privacy](http://www.chesterfield.gov.uk/privacy).